This Instrument Prepared By:

John J. Hollins, Jr., Esq.
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 706989 DEEDQC
08/30/2021 11:36:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210830-0116577

QUITCLAIM DEED

FROM: E. KEITH USELTON, as successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett, MALCOLM LEE BARRETT, JR., NANCY N. GANNON and JUDY A. COTHRAN, individually and collectively, Grantor

TO: MALCOLM LEE BARRETT, III, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Malcolm Lee Barrett, III 100 Maxwell Crossing Brentwood, Tennessee 37027	Same	044-05-0-070.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 5th day of August, 2021.

NANCY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Notary Public
My Commission Expires: 5-5-2025

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

E. KEITH USELTON, as successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett, MALCOLM LEE BARRETT, JR., NANCY N. GANNON and JUDY A. COTHRAN (individually and collectively, "Grantor"), does quitclaim unto MALCOLM LEE BARRETT, III, his heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 93 Ensley Avenue, Old Hickory, Tennessee 37211.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGES TO FOLLOW]

Witness our hands this 26 day of August, 2021.

GRANTOR:

E. KEITH USELTON
Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, E. KEITH USELTON, Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26 day of August, 2021.

Notary Public
My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

[SIGNATURES CONTINUED ON NEXT PAGE]

MALCOLM LEE BARRETT, JR.

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, MALCOLM LEE BARRETT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 23 day of August, 2021.

Notary Public
My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

[SIGNATURES CONTINUED ON NEXT PAGE]

Nancy N. Gannon
NANCY N. GANNON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, R L G Davis, a Notary Public of said County and State, NANCY N. GANNON, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 23 day of August, 2021.

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public
My Commission Expires:

[SIGNATURES CONTINUED ON NEXT PAGE]

JUDY A. COTHRAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, KAREN HILLEBRAND, a Notary Public of said County and State, JUDY A. COTHRAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of July, 2021.

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Hillebrand
Notary Public
My Commission Expires: 1/3/22

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the northerly part Lot Nos. 141 and 142 on the map of the unrecorded portion of Rayon City, Old Hickory, Tennessee, described according to a survey made by Pete Meyer, Surveyor, February 14, 1946, being more particularly described as follows, to-wit:

Beginning on the westerly margin of Peters Avenue at a point 80 feet north of the northerly margin of Old Hickory Boulevard, formerly Bridgeway Avenues; thence with the westerly margin of Peters Avenue, northwardly 70 feet to the southeast corner of Lot No. 139; thence with the southerly line of said Lot No. 139; westwardly 96 feet to the corner of Lot Nos. 140 and 141; thence with the line between said two lots, southwardly 72 feet to a point 118 feet north of the northerly margin of Old Hickory Boulevard; thence north 66°30' east 98 feet to the beginning.

Being the same property conveyed unto M. L. BARRETT AND WIFE, RACHEL S. BARRETT by deed from WILLIAM R. MEDLEY, ESTHER MEDLEY BRODERICK AND VISTA MEDLEY MILLER CARROLL, THE HEIRS OF BUENA DENNEY MEDLEY, DECEASED, of record in Book 6451, page 278, said dated December 13, 1984, said Register's Office.

M. L. BARRETT, SR. AND WIFE, RACHEL S. BARRETT further conveyed said property by Quitclaim Deed unto MALCOLM L. BARRETT, SR. AND WIFE, RACHEL S. BARRETT, TRUSTEES U/A/D MAY 30, 1996, OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, of record in Book 10103, page 200, dated June 19, 1996, said Register's Office. MALCOLM L. BARRETT, SR. has since died. RACHEL S. BARRETT has subsequently died.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, John J. Hollins, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 26 th, 2021.

John J. Hollins, Jr.
Date: August 26 2021

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, John J. Hollins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 26 day of August, 2021.

R.L.G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2024

Notary Public
My Commission Expires: 5-6-2024