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
20210830-0116579

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	043-06-0-112.00

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 9, 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 301 Scalf Drive, Madison, Tennessee 37115.

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 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.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Public
My Commission Expires

[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
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]

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 H. Hillebrand
Notary Public
My Commission Expires: 1/5/22

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 Lot No. 10, as shown on the map entitled the unrecorded Map of the Subdivision of Tact No. 14, Anderson Estates, a plan of said Anderson Estates being of record in Book 1130, pages 37, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the westerly margin of Scalf Drive at the corner of Lots 9 an 10; thence with the line between said lots, westerly 175 feet to the east line of Lot 22; thence with the line of Lot No. 10 and along the east line of Lots 21 and 22, northerly 120 feet to a corner of Lot No. 11; thence with the line between Lots 10 and 11, easterly 175 feet to the west margin of Scalf Drive; thence with the margin of the same, southerly 120 feet tot he point of beginning.

Being the same property conveyed unto M. L. BARRETT AND WIFE, RACHEL S. BARRETT by deed from CHESTER MOORE, of record in Book 6663, page 128, dated September 23, 1985, 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 182, 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