This Instrument Prepared By:

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

Karen Johnson Davidson County
Batch# 707015 DEEDQC
08/30/2021 12:00:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210830-0116617

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: RILEY ALEXANDER BARRETT, 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
Riley Alexander Barrett 100 Maxwell Crossing Brentwood, Tennessee 37027	Same	095-11-0-105.00

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.

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 RILEY ALEXANDER BARRETT, 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 405 Adair Road, Nashville, Tennessee 37214.

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.

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]

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

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.

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 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. 46, as shown on the map entitled the Map of Cloverdale, of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MALCOLM L. BARRETT, SR. AND WIFE, RACHEL S. BARRETT by Warranty Deed from ARTHUR SPANN, SR., of record in Book 5343, page 582, dated June 25, 1976, said Register's Office.

MALCOLM 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 209, 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