Karen Johnson Davidson County
Batch# 777979 DEEDQC
12/22/2021 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0168904

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Nancy B. Nelms

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy B. Nelms	New Owner	Map 120-1, Parcel 74 & Map: 12001007300
(NAME) 311 Bowwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

E. KEITH USELTON, AS SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MAY 30, 1996, AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RACHEL S. BARRETT AND WILLIAM KENNETH NELMS, III, INDIVIDUALLY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY B. NELMS, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 4, 5, 6, 7 and part of Lot No. 8 on the plan of Miro Meadows, of record in Book 1424, Pages 94 and 95 and a reserved tract on the Map of the first addition of Miro Meadows, as of record in Book 1424, Page 106, Register's Office for said County, described together as follows:

Beginning at a point on the westerly margin of Kermit Drive, at the corner of Lot Nos. 3 and 4 on said plan of Miro Meadows; thence with the margin of said Drive northeasterly 260 feet to the southwest corner of that part of Lot No. 8 conveyed to Donald E. Schmidt et ux by deed of record in Book 3403, page 36, said Register's office; thence with Schmidt's western boundary line northwardly 220 feet, more or less, to the southern boundary line of said reserved strip; thence with the line between said reserved strip and Lot Nos. 9 and 10 North 80 deg. 33' East 81.6 feet to the southwest corner of Lot No. 29 on the map of First Addition of Miro Meadows, of record in Book 1424, page 106 said Register's Office; thence with the southern boundary line of Lot Nos. 30, 21 and 32 northwestwardly 241 feet to the southeast corner of Lot 33; thence with the southeasterly line of said Lot 33 southwestwardly 131 feet to the corner of Lot Nos. 33 and 34; thence with the southern boundary line of Lots 34 and 35 northwestwardly 132 feet to the southwest corner of Lot No. 35; thence South 2 deg. 29' West 69 feet; thence South 2 deg. 39 West 205 feet to the corner of said Lot Nos. 3 and 4; thence with the line between said lots southeastwardly 200.1 feet to the beginning.

Being the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement by Warranty Deed from Bette J. Kasprzycki, unmarried, of record in Book 10680, Page 534, dated November 5, 1997, Registers Office for Davidson County, Tennessee.

This is improved property, known as 1204 Kermit Drive & 0 Catina Drive
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of December, 2021.

Barrett Joint Revocable Living Trust

BY: _____
E. Keith Uselton, Successor Trustee

Estate of Rachel S. Barrett

BY: _____
E. Keith Uselton, Personal Representative

_____
William Kenneth Nelms, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton, Successor Trustee of the Barrett Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee, of the Barrett Joint Revocable Living Trust, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of E. Keith Uselton, as Successor Trustee.

Witness my hand and official seal this 21st day of December, 2021.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Personal Representative for the Estate of Rachel S. Barrett the within named bargainer, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of December, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kenneth Nelms, III, 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 official seal this, 21st day of December, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Debbie Lester, 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 December 21, 2021.

(AFFIANT) – Debbie Lester

December 21, 2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me December 21, 2021.

My commission expires: 10/2/23

Notary Public

