Karen Johnson Davidson County
Batch# 777979 DEEDQC
12/22/2021 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0168912

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 Nicholson

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLSON 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 107-13, Parcel 116
(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:

Being Lot No. 38 on the Plan of the First Addition to Miro Meadows, as of record in Book 1424, page 106, Registrar's Office for said county, described as follows:

Beginning at a point in the north margin of Catina Drive at the corner of Lots Nos. 37 and 38; thence with the line between said lots, northerly 130 feet to a point, the common corner of Lots Nos. 37, 38, 42 and 43; thence easterly with the dividing line between Lots Nos. 38 and 42, 83.8 feet to a monument set in the easterly line of said subdivision; thence with said line, south 2 degrees 49 minutes west 20 feet to another monument set in the east only line; thence south 22 degrees 43 minutes east 111.1 feet to the northerly margin of Catina Drive, said point being 8.7 feet west of a monument set in the north margin of said Drive; thence westerly with the northerly margin of said Drive; 110 feet to the point of 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 Quitclaim Deed from M. L. Barrett and wife, Rachel S, Barrett, individually, of record in Book 10103, Page 242, dated June 19, 1996, see also Deed a record in Book 4197, Page 730, Registers Office for Davidson County, Tennessee.

This is improved property, known as 1214 Catina Drive, Nashville, TN 37217
(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 21st 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

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

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

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

