THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 841302 DEEDQC
04/18/2022 01:11:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220418-0044305

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14 day of April, 2022.

My Commission Expires: 7.20.24

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel:
Joshua T. Fykes & Tiffany E. Fykes, Trustees PO Box 158694 Nashville, TN 37215	New Owner	160-08-0-012.00; 160-08-0-011.00; 160-07-0-037.00; 118-04-0-097.00; 147-15-0-024.00; 146-12-0-102.00 & 172-12-0B-152.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joshua Fykes and Tiffany Fykes, husband and wife,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Joshua T. Fykes and Tiffany E. Fykes, Trustees of the Joshua and Tiffany Fykes Living Trust dated October 1, 2020, and any amendments thereto,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of April, 2022.

GRANTOR:

Joshua Fykes

Tiffany Fykes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joshua Fykes and Tiffany Fykes**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14 day of April, 2022.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Exhibit A

Tract I (Map/Parcel 160-08-0-012.00):
Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Broadwell Acres, as shown by Plat appearing of Record in Plat Book 2663, Page 118, of the Register's Office of Davidson County, Tennessee, to Which Plat Reference is Hereby Made for a More Complete Details of Said Lot.

Tract II (Map/Parcel 160-08-0-011.00):
Being a Triangular Strip of Land Lying at the Southwest Corner of Lot No. 18 and Shown on the Plan of Broadwell Acres, as of Record in Book 2663, Page 118, Register's Office for Said County, and Described as Follows: Beginning at a Point in the Northwesterly Margin of Broadwell Drive, at the Corner of Said Reserved Strip and of Lot No. 18; Thence, Along the Line of Lot No. 18, Northwesterly 120 Feet to the Line of the Horton Property; Thence, Along the Line of Said Property, Southerly 192 Feet to the Northwesterly Margin of Broadwell Drive; Thence, With the Margin of the Same, Northeasterly Around a Curve, 1292 Feet to the Point of Beginning.

Tract III (Map/Parcel 160-07-0-037.00):
A tract being marked "reserved' lying immediately south of Lot Nos. 25 and 26 and west of Lots 18 and 24, being shown on the plan of Broadwell Acres, as of record in Book 2663, Page 188, Register's Office of Davidson County, Tennessee.
Said reserved tract fronts 240 feet on its north line adjoining the south rear line of Lot Nos. 25 and 26, and runs back between lines, 165 feet on its west line and 164.7 feet on its' ease line along the west lien of Lot Nos. 18 and 24, to a dead line in the rear on which is measures 241 feet.

Tracts I, II, & III being the same property conveyed to Joshua Fykes a married man, and Tiffany Fykes, a married woman by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120418-0033311 Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on April 18, 2012.

Tracts I, II & III being also known as 508 Broadwell Drive, Nashville, Tennessee 37220.

Tract IV (Map/Parcel 118-04-0-097.00):
Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hurdwood Heights, Section Two of record in Plat Book 2330, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 14 fronts 60 feet on the northerly side of Fairlane Drive and runs back 182 feet on the westerly line and 189 feet on the easterly line to a dead line measuring 60.7 feet thereon.

Being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife by Warranty deed from Beverly Joyce Lancina, unmarried of record in Instrument No. 20140624-0054945 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 24, 2014.

Tract IV being also known as 540 Fairlane Drive Nashville, Tennessee 37211.

Tract V (Map/Parcel 147-15-0-024.00)
Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Whispering Hills, Section I, of record in Plat Book 2331, Page 82 through 84, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Fykes by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20110404-0025752, Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on April 4, 2011.

Tract V being also known as 579 Highcrest Drive, Nashville, Tennessee 37211.

Tract VI (Map/Parcel 172-12-0B-152.00-CO)
Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Section Eight, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page (s) 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract VI being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife, by Warranty Deed from Michael Torres, married, of record in Instrument No. 20160525-0052419, Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 25, 2016.

Tract VI being also known as 305 Roundhill Cove, Nashville, Tennessee 37211.

Tract VII (Map/Parcel 146-12-0-102.00)
Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Three, Crieve Hall Estates of record in Plat Book 2133, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract VII being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife by Warranty Deed from Douglass Henry, Executor of the Estate of Everett D. Henry, of record in Instrument No. 20161129-0125149, Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 29, 2016.

Tract VII being also known as 5019 Trousdale Drive, Nashville, Tennessee 37220.