QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 975012 DEEDQC
02/28/2023 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014162

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of Feb, ~~2022~~ 2023

Notary Public
MY COMMISSION EXPIRES: 5-31-24
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack K. Byrd, III	SAME AS NEW OWNER	108-08-0A-006.00 CO
(NAME) 1000 Pleasant Grove Rd #306	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **James R. Mills, Successor Trustee of the Jack K. Byrd, Jr. Family Trust, FBO Jack K. Byrd, III "Trey",** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Jack K. Byrd, III**, hereinafter called the Grantee(s), their heirs and/or 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 Unit No. 6, on the Condominium Site Plan, Section One, Quail Valley, of record in Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Quail Valley Phase I Condominiums, a horizontal property regime established by Master Deed of record in Book 5851, page 779, as amended in Book 5884, page 534, and in Book 6081, page 130, Register's Office.

Being the same property conveyed to JAMES R. MILLS, SUCCESSOR TRUSTEE OF THE JACK K. BYRD, JR. TRUST FBO JACK K. BYRD, III "TREY", by deed from FRED SPARLING, of record as Instrument No. 20210615-0080439, dated June 14, 2021, and corrected as Instrument No. 20230228 0014161, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3165 Trails End Lane, Nashville, TN 37214.

Witness my hand this 23rd day of February, 2023.

Jack K. Byrd, Jr. Family Trust FBO Jack K. Byrd, III "Trey"

BY: _____, Successor Trustee
James R. Mills, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Mills with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of Jack K. Byrd, Jr. Family Trust FBO Jack K. Byrd, III "Trey", and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2023.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/23/23.

Date

Celia Stewart Rouse

Affiant Signature

2/23/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202302280014162