Karen Johnson Davidson County
Batch# 984159 DEEDQC
03/23/2023 11:56:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230323-0021133

THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

FROM:

Jo Ann Brassfield and
Valeria Brassfield

TO:

Jonathan Williams, Trustee

and

FROM:

Jonathan Williams, Trustee

TO:

Jo Ann Brassfield and
Valeria Brassfield

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID:
Jo Ann Brassfield Valeria Brassfield 9051 Macauley Lane Nolensville, TN 37135	JoAnn Brassfield Valeria Brassfield 9051 Macauley Lane Nolensville, TN 37135	186040A38500CO

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of establishing ownership as tenants in common in title to the subject property, **Jo Ann Brassfield** and **Valeria Brassfield,** hereby quitclaim unto **Jonathan Williams, Trustee**, his successors and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 385, as shown on the Final Plat of Burkitt Place, Phase 2D, Section 2, of record as Instrument No. 20150818-0082791, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jackie W. Brassfield, Sr. and wife, JoAnn Brassfield, and Jackie W. Brassfield, Jr., by Warranty Deed from Regent Homes, LLC, dated July 22, 2016 of record in Instrument No. 20160725-0076563, Register's Office for Davidson County, Tennessee, Jackie W. Brassfield, Jr. having conveyed his interest in the property to Valeria Brassfield, an unmarried person, by Warranty Deed dated September 29, 2022 and recorded October 11, 2022 of record in Instrument No. 20221011-0111160, Register's Office for Davidson County, Tennessee, and Jackie W. Brassfield, Sr., having died on February 7, 2022, his interest in the property vested in Jo Ann Brassfield, his wife, by operation of law.

This property is improved property known as 9051 Macauley Lane, Nolensville, Tennessee 37135.

And now, I, **Jonathan Williams, Trustee**, for the sole and express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Jo Ann Brassfield** and **Valeria Brassfield,** as tenants in common, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 385, as shown on the Final Plat of Burkitt Place, Phase 2D, Section 2, of record as Instrument No. 20150818-0082791, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

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This property is improved property known as 9051 Macauley Lane, Nolensville, Tennessee 37135.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of March 2023.

JO ANN BRASSFIELD

VALERIA BRASSFIELD

JONATHAN WILLIAMS, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO ANN BRASSFIELD, VALERIA BRASSFIELD and JONATHAN WILLIAMS, Trustee, with whom I am personally acquainted, and who each acknowledged that he/she executed the written instrument for the purposes therein contained.

Witness my hand and seal at office on this the 23rd day of March 2023.

GREG HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires: 5/7/24

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

AFFIANT

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

GREG HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires: 5/7/24