Karen Johnson Davidson County
Batch# 1039425 DEEDQC
08/17/2023 10 54 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20230817-0064221

Box 14
36240-4

QUITCLAIM DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2023.

Notary Public

My commission expires: 7/17/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Mary Austin Modic	**"NEW OWNER"**	**083-11-0-D-002.00co**
2301 B Barclay Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A/D August 3, 2011, as Restated and Amended U/A/D July 18, 2023

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Mary Austin Modic, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. B on the Plan of Homes at 2301 Barclay Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 2301 Barclay Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170510-0046574, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 2301 Barclay Drive, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170510-0046574, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A./D August 3, 2011, by Warranty Deed dated September 16, 2022, recorded on September 19, 2022,

from Richard Prichard and Megan Prichard, husband and wife, of record in Instrument No. 20220919-0104069, Register's Office for Davidson County, Tennessee.

This is Improved property, known as 2301 B Barclay Drive, Nashville, TN 37206.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

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

Witness my/our hand(s) this 16 day of August, 2023.

Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A/D August 3, 2011, as Restated and Amended U/A/D July 18, 2023

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 Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A/D August 3, 2011, as Restated and Amended U/A/D July 18, 2023, the bargainor, 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 at Nashville, Tennessee, this 16th day of August, 2023.

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 7/17/27