Karen Johnson Davidson County
Batch# 1067068 DEEDQC
11/01/2023 12 08 28 PM 2 pgs
Fees. $12 00 Taxes $0 00
20231101-0085459

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT
Subscribed and sworn to before me this 27 day of Oct, 2023.

NOTARY PUBLIC
My Commission Expires: 4-12-27

NANCY L SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Kaci Frates *et. al.*
753 Cottage Park Drive
Nashville, TN 372072

SEND TAX BILLS TO:
Owner

Map/Parcel 906011005600

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the purposes of creating a tenancy in common with rights of survivorship with the persons named herein, **Kaci Frates ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee, ("Grantee"), his, successors and assigns.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot Unit 56 as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Cottage Park, of record in Instrument no. 20151203-0122006 amended in Instrument no. 20160126-0007567 and Instrument No. 20160928-0102452 Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Kaci Frates by deed from Kristen Owen of record in Instrument No. 20220927-0106943 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Kaci Frates

And now, I, **Donald R. Barrett, Jr.,** Trustee for the express purpose of carrying out the above referenced conveyance to consolidate Tracts I and II into one parcel, do hereby convey unto **Kaci Frates and Kelly Frates** as Tenants in Common with Rights of Survivorship the same property which is described herein to which reference is hereby made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kaci Frates, with whom I am personally acquainted, (or who proved himself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 1st day of Sept, 2023.

Tracy L. Umeda
Notary Public

My Commission Expires: 10/02/2023

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 27 day of Oct, 2023

Notary Public

My Commission Expires. 4-12-27

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON