Davidson County DEEDQC
Recvd: 10/30/06 11:19 1 pgs
Fees:12.00 Taxes:0.00
20061030-0134160

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **ASHLEY E. PEARSE, unmarried,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **ASHLEY E. PEARSE, unmarried and JOSHUA A. HUGHES, unmarried,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson**, Tennessee, described as follows:

Being all Lot No. 60, of BARNES CROSSING, a Planned Unit Development, as the same appears of record in Master Deed 20050721-0084791 and Amended of record in Master Deed 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed ASHLEY E. PEARSE, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 21st, 2006, of record in Book ____, page _____, Register's Office ~~Rutherford~~ Davidson County, Tennessee. Instrument Number 20060929-0120469
Subject to all matters of record in Master Deed 20050721-0084791 and Amended of record in Master Deed 20051114-0136938, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, and 20050805-0092480 and in Instrument Number 2005114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171; Charter of Home Owner Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; and to any and all matters shown on said plat and survey of record in Master Deed 20050721-0084791 and Amended of record in Master Deed 20051114-0136938; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 21st day of September, 2006.

Ashley E. Pearse
Ashley E. Pearse

Joshua A. Hughes

STATE OF Tennessee COUNTY OF Davidson

On the 21st day of September, **2006,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Ashley E. Pearse and Joshua A. Hughes,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

RHONDA D. DAVIS NOTARY PUBLIC AT LARGE My Comm. Expires June 21, 2009 RUTHERFORD COUNTY, TN

Witness my hand and official seal this 21st day of September, 2006

My Commission Expires: 6-21-09 Rhonda D Davis
Notary Public

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 21st day of September, 2006.

RHONDA D. DAVIS NOTARY PUBLIC AT LARGE My Comm. Expires June 21, 2009 RUTHERFORD COUNTY, TN

My Commission Expires: 6-21-09 Rhonda D Davis
Notary Public

Prepared by: Tri Star Title & Escrow, LLC, 279 Robert Rose Dr, Ste B, Murfreesboro, TN 37129
Map 055C-C-047.00
Send Tax Bills To: Ashley E. Pearse and Joshua A. Hughes, 1797 Red Jacket Drive, Antioch, TN 37013
New Owner: Ashley E. Pearse and Joshua A. Hughes, 1797 Red Jacket Drive, Antioch, TN 37013