THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes, Esq.
222 2nd Avenue North, Suite 416
Nashville, Tennessee 37201

Karen Y Johnson Davidson County
Batch# 162635 DEEDQC
11/20/2018 11:31:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181120-0114188

QUITCLAIM DEED

FROM: JIMMY DUANE BARNETT

TO: CHERYL-ANN BARNETT

Map and Parcel No.:
135 120E 007.00

Address New Owner as follows:
Cheryl-Ann Barnett
2412 Nashboro Boulevard
Nashville, TNN 37217

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, JIMMY DUANE BARNETT, after being duly sworn according to law, do make oath and affirm that this *Quitclaim Deed* was executed and delivered in accordance with the terms of a *Final Decree of Divorce* and *Marital Dissolution Agreement* in the case styled Jimmy Duane Barnett vs. Cheryl-Ann Barnett, Docket No. 18D-1442, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

JIMMY DUANE BARNETT

Sworn to and subscribed before me, this 20th day of November 2018.

NOTARY PUBLIC

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, JIMMY DUANE BARNETT, does transfer, quitclaim and convey unto the said CHERYL-ANN BARNETT, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot 207, on the Plan of Phase One, NASHBORO VILLAGE AT FAIRWAY POINTE Tract #21 of record in Book 4660, Page 159 as Amended by Instrument No. 20031118-0168332 and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jimmy Barnett and Cheryl Ann Barnett, husband and wife, by deed of record from Corey T. Walker, a single person, by Warranty Deed, Instrument No. 20170627-0064535, Registers' Office for Davidson County, Tennessee.

This is improved property known as 2412 Nashboro Boulevard, Nashville, TN 37217.

Witness my hand this 20th day of November 2018.

JIMMY DUANE BARNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named (person from), the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November 2018.

NOTARY PUBLIC

My Commission Expires: _____

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021