# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 241146 DEEDQC
06/10/2019 03:27:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190610-0055610

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kevin Barnard, Rebecca Barnard, Anthony Capozzolo, and Doris Reed.** | **Same** | **072 11 0U 00100CO** |
| (NAME) | (NAME) | |
| **25081 Calle Madera** | | |
| (ADDRESS) | (ADDRESS) | |
| **Lake Forest, CA 92630** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**KEVIN BARNARD AND WIFE, REBECCA BARNARD** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**KEVIN BARNARD AND REBECCA BARNARD, MARRIED, AS TO A ONE-THIRD UNDIVIDED INTEREST; AND DORIS REED, UNMARRIED, AS TO A ONE-THIRD UNDIVIDED INTEREST; AND ANTHONY CAPOZZOLO, UNMARRIED, AS TO A ONE-THIRD UNDIVIDED INTEREST; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**. ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF 2419 BRANCH STREET TOWNHOMES AS SHOWN ON EXHIBIT C OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2419 BRANCH STREET TOWNHOMES OF RECORD IN PLAT BOOK 20150827-0086664, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO KEVIN BARNARD AND WIFE, REBECCA BARNARD, BY WARRANTY DEED FROM URBAN PROPERTIES, LLC., OF RECORD IN INSTRUMENT NUMBER 20160518-0049896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2419A Branch Street, Nashville, Tennessee, 37206**

Witness our hands this the 6th day of June, 2019.

Kevin Barnard
**KEVIN BARNARD**

Rebecca Barnard
**REBECCA BARNARD**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON` )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN BARNARD ,** the within named 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, this the _____ day of _____, 2019.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVDISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA BARNARD,** the within named 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, this the _____ day of _____, 2019.

_____
Notary Public

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange )

On June 6, 2019 (Date) before me, Hayley George - Notary Public (Here Insert Name and Title of the Officer)

personally appeared Kevin Barnard and Rebecca Barnard (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)

HAYLEY GEORGE
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2249249
ORANGE COUNTY
My Comm. Exp. July 8, 2022