Karen Johnson Davidson County
Batch# 277552 DEEDQC
08/29/2019 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087165

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 28, 2019.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Guy Patrick Hennessy Barnard and
Sarah Ruth Evans Barnard, Co-Trustees
4318 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
130 03 0 033.00

QUITCLAIM DEED

Guy Patrick Hennessy Barnard and Sarah Ruth Barnard, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Guy Patrick Hennessy Barnard and Sarah Ruth Evans Barnard, Co-Trustees of The Barnard Family Trust, dated August 28, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, August 28, 2019.

Guy Patrick Hennessy Barnard

Sarah Ruth Barnard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Guy Patrick Hennessy Barnard** and **Sarah Ruth Barnard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, August 28, 2019.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 of Block 9 on the Plat of John Calhoun's Resubdivision of a part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet 5 inches on the northerly side of Sunny Brook Drive and runs back 188 feet 4 inches on the westerly line and 195 feet on the easterly line, to a dead line, measuring 100 feeet thereon.

Being the same property conveyed to Guy Patrick Hennessy Barnard and Sarah Ruth Barnard, husband and wife, from Beverly W. Landstreet, IV and wife Julie Fry-Landstreet, by warranty deed of record in Instrument Number 20161027-0113704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 4318 Sunnybrook Drive, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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