Karen Johnson Davidson County
Batch# 328667 DEEDQC
12/12/2019 10:43:57 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191212-0128181

# QUITCLAIM DEED

This Instrument Prepared By:
Jeffrey A. Schoenblum
Vanderbilt University Law School
131 21st Avenue S.
Nashville, TN 37203-1181

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes: | Map-Parcel Numbers: |
|---|---|---|
| Paul H. Barnett<br>Trustee, Paul H. Barnett<br>Inter Vivos Revocable Trust<br>1433 Willowbrooke Circle<br>Franklin, TN 37069 | Same | Map 118-07-<br>Par 111.00 |

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 31 day of October, 2019, by and between Paula Barnett and Paul Barnett ("Grantors") and Paul H. Barnett, solely in his capacity as trustee of the Paul H. Barnett Inter Vivos Revocable Trust, as it may be amended, altered, modified, or restated, under an agreement dated October 31, 2019 ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's successors and assigns, all of Grantors' rights, title and interests in and to the real estate having an address of 608 West Iris Drive, Nashville, Tennessee 37204 and as more fully described in Exhibit A attached hereto.

The property described in Exhibit A is improved property.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

Paula Barnett

Paul H. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Renee L Hawkins, of the State and County aforesaid, personally appeared Paula Barnett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of October, 2019.

Notary Public

My Commission Expires: 3/8/2021

RENEE L. HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Renee L Hawkins of the State and County aforesaid, personally appeared Paul H. Barnett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of October, 2019.

Notary Public

My Commission Expires: 3/8/2021

RENEE L. HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR. 8, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Paula Barnett
Affiant/Grantee

Subscribed and sworn to before me on this 31ST day of October, 2019.

Renee L Hawkins
Notary Public

RENEE L HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

My Commission Expires: 3/8/2021

# EXHIBIT A

LAND in Davidson County, Tennessee being Lot No. 14 on the Plan of Partition Plat of Lots 14 and 15 Block "A" on the Plan of Berry Hill Gardens, of record in Instrument No. 20130306-0022521, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Phillip Breeden and wife Jeanette Breeded, by Deed from James W. Hearn, Sr. and wife, Mona Hearn, of record in Instrument No. 20010905-0096014 and by Deed from Tina M. Brookes F/K/A Tina M. Wainscott of record in Instrument No. 20040318-0031057, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul Barnett and Paula Barnett by Philip Breeden and wife, Jeanette Breeden, by Warranty Deed of record Instrument No. 20130325-0029100, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.