Return to:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, STE. 105
PLANO TX 75075
FILE NO. 448743

Karen Johnson Davidson County
Batch# 336760 DEEDQC
12/31/2019 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191231-0134949

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BY**
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SAMUEL TURNER BARNS AND ALLISON MARIE BARNS | SAMUEL TURNER BARNS AND ALLISON MARIE BARNS | 08313008400 |
| 318 S 11TH STREET NASHVILLE, TN 37206 | 318 S 11TH STREET NASHVILLE, TN 37206 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **S. NEIL CROCKER AND MARY JAYNE CROCKER, HUSBAND AND WIFE,** , HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SAMUEL TURNER BARNS AND ALLISON MARIE BARNS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRTY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:**

**Land in Davidson County, Tennessee, being Lot 12 on the Map of Hanner's Subdivision of East Nashville as of record in Book 2, page 43, Chancery court at Nashville, Tennessee, to which plat reference is hereby made for a more complete description.**

Being the same property as transferred by deed dated 12/21/12, recorded 12/21/12, from Sarah Helen Parker, unmarried to S. Neil Crocker and Mary Jayne Crocker, husband and wife, recorded as Instrument #: 20121231-012063000.

Property known as, 318 S 11TH STREET, NASHVILLE, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of October, 2019

S. NEIL CROCKER

MARY JAYNE CROCKER

STATE OF ~~TENNESSEE~~ Minnesota

COUNTY OF Hennepin

Before me, Sara R. Erlandson of the state and county mentioned, personally appeared **S. NEIL CROCKER and MARY JAYNE CROCKER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SARA R. ERLANDSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

Notary Public
Printed Name: Sara R. Erlandson
My Commission Expires: January 31, 2020

**VALUATION AFFIDAVIT**

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

Affiant

STATE OF ~~TENNESSEE~~ SE Minnesota

COUNTY OF Hennepin

Subscribed and sworn before me this the 25 day of October, 2019.

Notary Public
My commission expires: January 31, 2020

SARA R. ERLANDSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

I, Heather Gallant, 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.

Heather Gallant

State of Texas

County of Collin

Personally appeared before me, Gena Stofa, a notary republic for this county and state, Heather Gallant who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 3-1-2020

Notary's Seal (If on paper)

NOTARY PUBLIC STATE OF TEXAS
GENA H STOFA
Notary ID # 5832575
My Commission Expires
March 1, 2020