File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 369109 DEEDQC
03/09/2020 08:46:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200309-0025858

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-07-23.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry K. Barnett	Broker Solutions Inc. Dba New American Funding	MAP 151 09 0B 060.00
(NAME) 5681 Dory Drive	(NAME) 14511 Myford Road Ste 100	GROUP
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Tustin, CA 92780	PARCEL
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Terry K. Barnett, widower

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry K. Barnett, a single man,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record In Instrument No. 20050110-0003257 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Terry K. Barnett and wife, Sharon F. Barnett, by Warranty Deed from Centex Homes, a Nevada General Partnership dated February 23, 2006 and filed of record in Instrument No. 20060228-0022994, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $152,926.00)

Being part of the same property conveyed to Centex Homes, a Nevada General Partnership, by Warranty Deed from Erol Genca and Pong Moon Chang, dated April 1, 2004and filed of record In Instrument No. 20040407-0039713, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $2,120,000.00)

Sharon F. Barnett having pre-deaced her husband on July 25, 2019, leaving him sole owner by operation of law.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **5681 Dory Drive, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 27th day of February, 2020.

Terry K. Barnett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Terry K. Barnett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027