Karen Johnson Davidson County
Batch# 464844 DEEDQC
08/27/2020 08:15:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200827-0096991

RECORD AND RETURN TO:
Ruth Barnes
356 Fairlane Drive
Nashville, TN 37211

QUIT CLAIM DEED

DEBORAH G. MILLER 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 $0.00

Cherie Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2020.

Deborah G. Miller
Notary Public

MY COMMISSION EXPIRES: 3/6/24

THIS INSTRUMENT WAS PREPARED BY:
Pamela M. Hays, 8791 Lowe Christiana Road, Christiana, TN 37037

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ruth Barnes, et al **356 Fairlane Drive** **Nashville, TN 37211**	**Same**	**147-16-0-112.00**

Ruth Janette Raper Barnes, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

Ruth Janette Raper Barnes, unmarried, Connie Ruth Barnes, unmarried, Freddie Keith Barnes, unmarried and Nancy Janette Strickland, married, as joint tenants with right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT, TITLE AND INTEREST IN 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. 321 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County.

Said Lot No. 321 fronts 71 feet on the north side of Fairlane Drive and runs back between lines 191.8 feet on the west line and 192.4 feet on the east line to a dead line in the rear on which it measures 85 feet.

BEING the same property conveyed to Ruth Jannette Raper Barnes, by Deed Creating an Estate by the Entirety from Fred Barnes, dated 8/9/1968 and recorded 8/9/1968 in Book 4258, Page 433; and being the same property previously conveyed to Fred Barnes, unmarried, by Warranty Deed from Fairlane Homes Company, dated 4/8/1957 and recorded 4/12/1957 in Book 2643, Page 505, in the Register's Office of Davidson County, Tennessee. The said Fred Barnes having since died, thereby vesting subject property in Ruth Jannette Raper Barnes as surviving tenant by the entirety.

The said Ruth Jannette Raper Barnes is correctly known as Ruth Janette Raper Barnes.

This conveyance is subject to all existing easements and all matters shown on plat of record in Book 2331, Pages 145 and 146 and Restrictive Covenants of record in Book 2598, Page 491, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 356 Fairlane Drive, Nashville, TN 37211

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

WITNESS MY HAND THIS 23rd **DAY OF** August **, 2020.**

Ruth Janette Raper Barnes

Ruth Janette Raper Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Janette Raper Barnes** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 23rd day of August, 2020

Commission Expires: 3/6/24

Deborah D. Miller
Notary Public

DEBORAH G. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY