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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd**<br>**Suite 130**<br>**Nashville, TN 37215**<br><br>*No title search was performed in the preparation of this quitclaim deed.* | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br>My Commission Expires Mar. 8, 2021<br><br>The actual consideration for this transfer is: $-0-.<br>John S. Barron Jr. and Leann Barron<br>Affiant<br>Subscribed and sworn to before me, this 5th day of November, 2020.<br>Notary Public<br>My Commission Expires: March 8, 2021 |

## QUITCLAIM DEED

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| Address New Owner:<br>John S. Barron, Jr. and Leann Barron, Co-Trustees<br>1600 Linden Avenue<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>104 16 0 365.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John S. Barron, Jr. and wife, Leann Barron** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **John S. Barron, Jr. and Leann Barron, Co-Trustees, Barron Family Revocable Living Trust Agreement dated October 22nd, 2020** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Belmont Land Company's proposed and unrecorded plan of Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John S. Barron, Jr. and wife, Leann Barron from Stephen E. Grubbs and wife, Karen L. Grubbs by Warranty Deed recorded on February 22nd, 1996 in Book 9955, Page 176, in the Register's Office for Davidson County, Tennessee.

This is property known as 1600 Linden Avenue Nashville, TN 37212.

Grantor covenants that they are lawfully seized and possess said real property in fee simple and have a good right to convey it.

Karen Johnson Davidson County
Batch# 528209 DEEDQC
12/09/2020 12:51:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201209-0143768

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of ~~October~~ November 2020.

**John S. Barron, Jr.**

**Leann Barron**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John S. Barron, Jr. and Leann Barron**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of ~~October~~ November 2020.

Notary Public

My Commission Expires: March 8, 2021

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 2021