Karen Johnson Davidson County
Batch# 530958 DEEDWARR
12/11/2020 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145363

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
BRANDON J. BARCA, Trustee LAUREN G. BARCA, Trustee BARCA REVOCABLE LIVING TRUST dated July 28, 2019 520 Harpeth Trace Drive Nashville, TN 37221	SAME	143-02-0A-029.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Lauren G. Barca
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 30, 2021

Sworn to and subscribed before me this 2nd day of November, 2020.

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, LAUREN GAYLE BARCA, who is one and the same as LAUREN G. BARCA, and BRANDON JOSEPH BARCA, who is one and the same as BRANDON J. BARCA, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BRANDON J. BARCA and LAUREN G. BARCA, TRUSTEES of the BARCA REVOCABLE LIVING TRUST, dated July 28, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this November 2, 2020.

By: Lauren G. Barca
LAUREN G. BARCA

BRANDON J. BARCA

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 Lauren G. Barca and Brandon J. Barca, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2020.

Matthew D. Faulk, Notary Public

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page (s) 751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Gayle Barca and Brandon Joseph Barca, wife and husband, by Quitclaim Deed of record from Brandon J. Barca and Lauren G. Barca, Trustees of the Barca Revocable Living Trust, dated July 28, 2019, in Instrument No. 20200901-0099297, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 520 Harpeth Trace Drive, Nashville, TN 37221.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

