Karen Johnson Davidson County
Batch# 567657 DEEDQC
02/03/2021 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015928

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
P.O. Box 60711
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| James F. Barnett<br>325 Archwood Drive<br>Madison, TN 37115-0335 | SAME | 43-7-76.00 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 2ND day of FEBRUARY, 2021, between **George E. Barnett,** a resident of Davidson County, Tennessee ("Grantor"), and **James Franklin Barnett**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

BEING Lot No. 38 on the Plan of Archwood Acres, Section One, of record in Plat Book 2133, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to George E. Barnett and Margrette J. Barnett, husband and wife, by deed from J.R. Alldredge and wife, Michelle M. Alldredge, of record in Book 10438, page 856, Register's Office for Davidson County, Tennessee.

Margrette J. Barnett died on or about June 10, 2010, leaving George E. Barnett as the surviving tenant by the entirety.

This is improved property known as: **325 Archwood Drive, Madison, Tennessee 37115.**

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

George E. Barnett (L.S.)
**George E. Barnett**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **George E. Barnett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 2nd day of February, 2021.

Notary Public
My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

James F. Barnett
Affiant/Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 2nd day of February, 2021.

Notary Public
My commission expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# TRUE COPY CERTIFICATION

I, R. Houston Akin, 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 documents executed and authenticated according to law.

2/3/21

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, Teresa Morgan, a notary public for this county and state, R. Houston Akin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Morgan

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

