

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **TEN DOLLARS**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/5/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cleveland D. Bain, Esq., BAIN LAW | PLC 1222 16th Avenue South, Suite 25, Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED NOR PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Barnes	**SAME**	**Map 147-4-Parcel 178**
(NAME) **393 Harding Place, Suite 205**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 607638 DEEDQC
04/06/2021 01:42:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210406-0045045

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DAVID R. BARNES PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. BARNES, INDIVIDUALLY** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot 2 on the subdivision plat of Harding Place Office Park recorded in Plat Book 5190, Page 631 in the Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the southerly margin of Welch Road, said point being in the common line with the property conveyed to Clyde Watson of record in Book 5602, Page 963, R.O.D.C., Tennessee;

Thence, with Welch Road and around a curve having a central angle of 09deg28min55sec, a radius of 691.28 feet, a tangent of 57.33 feet, a length of 1144.40 feet and a chord which bears S 51deg21mins57sec E for a distance of 110.61 feet;

Thence, S 05deg29min09sec W, a distance of 272.12 feet to an iron rod;

Thence, N 80deg09min30sec W, a distance of 98.58 feet to an iron rod;

Thence, N 87deg17min00sec W, a distance of 106.96 feet to an iron rod;

Thence, N 04deg03min30sec W, a distance of 121,19 feet to an iron rod;

Thence, N 11deg37min50sec E, a distance of 70.81 feet to an iron rod;

Thence, N 11deg53min45sec E, a distance of 189.25 feet to the point of beginning and containing 70358.89 square feet or 1.61 acres of land more or less.

Being the same property conveyed to Neil A. Barnes of record in Book 6871, Page 633 in the Register's Office for Davidson County, Tennessee.

This being the same property conveyed to David R. Barnes from Nell A. Barnes and Husband Dorris D. Barnes, by Warranty Deed of record in Instrument No. 20021101-0134137 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including easement of record in Book 7697, page 55, re-recorded in Book 7708, page 468 and Book 9148, page 965, Davidson County Register's Office, the Plan of record in Book 5190, page 631, which shows an Owner's Certificate, certain notes, easements and setback lines, in said Register's Office.

This is unimproved property known as: **392 Harding Place, Nashville, Davidson County, Tennessee 37211.**

IN WITNESS WHEROF, our hand(s) this 30th day of March, 2021.

David Barnes, Member

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 **DAVID R. BARNES**, who acknowledged himself as **MEMBER** of **DAVID R. BARNES PROPERTIES, LLC**, Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such member.

Witness my hand and official seal at office this 30th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 3/5/2024

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON