Karen Johnson Davidson County
Batch# 655247 DEEDQC
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Fees: $17.00 Taxes: $0.00
20210611-0078984

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the parties. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a property title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Book 4271, page 347, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all parties acknowledge that they have not relied upon any warranties or covenants by the prepare as to the validity of this legal description and accept full responsibility for the recordation of this Instrument.

ADDRESS NEW OWNER:
PERRION BARBOUR AND
LALETTA SMITH
3308 West Hamilton Ave.
Nashville TN 37218

SEND TAX BILLS:

SAME

Map/Parcel: 13D-19060

QUITCLAIM DEED

THIS INDENTURE, made this 7 day of June, 2021, between **ROSETTA BARBOUR,** party of the first part, and **PERRION BARBOUR AND LALETTA SMITH, As Tenants in Common with Rights of Survivorship,** parties of the second part,

WITNESSETH: That the said party of the first part, **ROSETTA BARBOUR,** for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto, **PERRION BARBOUR AND LALETTA SMITH, As Tenants in Common with Rights of Survivorship,** the parties of the second part, with rights of their heirs and assigns, her interest in the following described property, to wit:

> Being Lot No. 2 on the Map of Treppard Heights Subdivision, Section 5, as of record in Book 2663, page 100, Register's Office for said County, described as follows:
> BEGINNING at a point in the northwesterly margin of West Hamilton Avenue, said point being the common corner to Lots Nos. 1 and 2; thence with the margin of said Avenue, northeasterly 135 feet to a point at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a point in the southwesterly margin of Pheasant Drive; thence northwesterly along said martin of said Drive, 170 feet to a point; thence south 47 deg. 08' west 160 feet to a point, a corner of Lots Nos. 1 and 2, 195 feet to appoint in the northwesterly margin of West Hamilton Avenue, the point of beginning.

Being the same property conveyed to Buford H. Barbour and wife, Rosetta Barbour by Warranty Deed from Arnold Albray Cole and wife, Alice Faye Cole, recorded September 24, 1968, in Book 4271, page 347, Register's Office for Davidson County, Tennessee. The said Buford H. Barbour is deceased, having died on 5-9-2000, leaving property vested solely to Rosetta Barbour.

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

Rosetta Barbour
ROSETTA BARBOUR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **ROSETTA BARBOUR**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 7 day of June, 2021.

JESSICA J HUNTER
NOTARY PUBLIC

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6/22/2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is **$00.00.**

Rosetta Barbour
AFFIANT

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this the 7 day of June, 2021.

JESSICA J HUNTER
NOTARY PUBLIC

My Commission Expires: 6/22/2024

True Copy Certification

I, Jessica Hunter, do hereby make oath the I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and the this is a true and correct copy of the original documents executed and authenticated according to law.

J Hunter

Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Ashley Whitehead], a notary public for this county and state, [Jessica Hunter] who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Whitehead

Notary's Signature

My Commission Expires: 10-23-2023

Notary' Seal on paper.)

