Karen Johnson Davidson County
Batch# 712850 DEEDQC
09/10/2021 11:38:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210910-0121497

This Instrument Prepared By:
Hagar & Phillips, PLLC
207 University Avenue
Lebanon, TN 37087

Send Tax Bill To:
Taelor Barnette
2048 Shaylin Loop
Antioch, TN 37013

QUITCLAIM DEED

THIS INSTRUMENT made and entered into by and between TAELOR BARNETTE (LEE) of Davidson County, Tennessee and MATTHEW LEE of Rutherford County, Tennessee;

WITNESSETH

FOR AND IN CONSIDERATION of One Dollar and other valuable mutual considerations, I, MATTHEW LEE convey, unto TAELOR BARNETTE (LEE), her heirs and assigns, all of my right, title interest and estate, in and to a certain tract or parcel of land together with all improvements and appurtenances thereunto belonging, situate and lying in the Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being all of Unit No. 62 (Sixty-Two) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Taelor Barnette, unmarried, by Warranty Deed from Heather Johnson Comer and husband, Scott Comer, dated March 21, 2016, of record in Instrument Number 20160321-0026543, Register's Office for Davidson County, TN.

Being the same property conveyed to Heather Johnson, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 28, 2006, of record in Instrument Number 20061004-0123462, Register's Office for Davidson County, TN. Also see Scrivener's Affidavit of record in Instrument Number 20160301-0019369, said Register's Office. Heather Johnson has since married and is now known as Heather Johnson Comer. Scott Comer joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

PROPERTY ADDRESS: 2048 Shaylin Loop, Antioch, TN 37013.
MAP-PARCEL NUMBER: 173.05-0A-062.00 CO

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

TAXES for the year 2020 and any prior year taxes, if any, will be paid by TAELOR BARNETTE (LEE).

POSSESSION shall be given no later than with delivery of this deed.

THIS QUIT CLAIM DEED and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

IN TESTIMONY WHEREOF the Grantor has hereunto set his manual signature this 9 day of March, 2021.

MATTHEW LEE, Grantor

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Bargainor, Matthew Lee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person described in and who acknowledged the execution of the foregoing instrument as his free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL

This 9 day of March, 2021.

DAVID CLARKE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-15-2024

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Rutherford

Under T.C.A. § 67-4-409a(4), the actual consideration of this conveyance is One Dollar and Zero Cents ($1.00).

AFFIANT, TAELOR BARNETTE (LEE)

SWORN AND SUBSCRIBED before me this 9 day of March, 2021.

DAVID CLARKE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-15-2024

My Commission Expires: _____

NOTARY PUBLIC