PREPARED BY:

MICHAEL M. CASTELLARIN
95 WHITE BRIDGE ROAD
SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130

Karen Johnson Davidson County
Batch# 754276 DEEDQC
11/15/2021 08:39:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211115-0151305

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Bruce Allen Barnes Tommy Barnes 6352 Alamo Place Nashville, TN 37209	Same	Map: 101 Parcel: 9 & 10

Know all men by these presents that Bruce Allen Barnes, as Executor of the Estate of Ruth Barnes Felker, Docket Number 21P223 in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, for the purpose of making a distribution from the Estate of Ruth Barnes Felker and/or releasing any claim of the Estate of Ruth Barnes Felker, hereby quitclaims and conveys to Bruce Allen Barnes and Tommy Barnes, as tenants in common, any and all interest that the Estate of Ruth Barnes Felker may have in the following property:

Land in Davidson County, Tennessee to wit:

TRACT I: Situated in the 8th Civil District of said County, about ten miles from Nashville, on the Cumberland River Road, and founded as follows:

On the south by the Cumberland River Road; on the north by the land formerly owned by Mrs. Julia Ann Jordan; on the east by the land formerly owned by Mrs. Julia Ann Jordon; and on the west by the Cumberland River Road; containing 45 acres, more or less.

Being the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes, by deed from John Barnes and Hester Barnes, of record in Book 5718, page 307, Register's Office for Davidson County, Tennessee.

Included in the above described real estate but specifically excluded therefrom is 8 acres of land, more or less, which has heretofore been sold by the said J. S. Demoss, et ux.

TRACT II: Lying in the 8th District and on the River Road and known as the Watkins School and more particularly described as follows:

Lying on said road opposite the land formerly owned by Fannie Robertson (col) beginning about 30 yards from the line between the land formerly owned by Julia Jordan and the lands formerly owned by Julia Jordan, a rock corner on the north side of said River Road; thence south 79° east 8 poles to a rock; thence south 44° east 11 poles to a rock; thence north 61° east 8 poles; thence north 44° west 12-1/2 poles;

thence north 79° west 12.64 poles to a rock; thence south 8.20 poles to the beginning, containing one acre and 15 poles.

Being the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes, from John Barnes and Hester Barnes of record in Book 5718, page 307, Register's Office for Davidson County, Tennessee.

Boyd L. Barnes predeceased Ruth G. Barnes. Ruth G. Barnes and Ruth Barnes Felker are one and the same person.

This is improved property known as 0 River Road Pike, Nashville, Tennessee.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9 day of November, 2021.

Bruce Allen Barnes, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN LONG OLIVER, a Notary Public in and for said County and State, the within named, Bruce Allen Barnes, Executor, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of November, 2021.

Susan Long Oliver
Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON