THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** **File 211037827**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18th day of November, 2021. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 760672 DEEDQC
11/24/2021 01:36:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211124-0156297

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: John Bingham Barnett, IV and Morgan Catherine Powell 827 Summerly Drive Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 102 12 0 017.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Bigham Barnett, IV, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John Bingham Barnett, IV and Morgan Catherine Powell, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the Eight Civil District of Davidson County, Tennessee, being Lot No. 110 on the Plan of Horton Heights, Section X, of record in Book 2133, Page 32, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 110 is situated on the Westerly corner of the intersection of Fleetwood Drive and Summerly Drive, fronting a total of 222.6 feet on the Northwesterly margin of Fleetwood Drive and a total of 21.2 feet on the Southwesterly margin of Summerly Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet, said lot extends back 163.4 feet from Fleetwood Drive on the Southwesterly side, and 181.2 feet from Summerly Drive on the Northwesterly side.

Being the same property conveyed to John Bigham Barnett, IV, single man, by Warranty Deed from Jacqueline DeSelms-Wolfe and Derek Wolfe, of record in Instrument No. 20160816-0085443, in the Register's Office of Davidson County, Tennessee, dated August 10, 2016 and recorded on August 16, 2016. Also see Affidavit Scrivener's Error of record in Instrument No. 20170206-0012219, Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November 2021.

John Bigham Barnett, IV

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Bigham Barnett, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 5, 2023