Prepared by:
Gordon Law Group, PLC
49 Music Sq. W., Ste. 205
Nashville, TN 37203



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2021.

Notary Public exp: 3/15/25

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
The Victorious Trust	Ameris Bank	095-12-0-045.00
2525 Woodberry Drive	3 Corporate Square, 7th Floor	
Nashville, Tennessee 37214	Atlanta, GA 30329	

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Tabitha Barbé and James S. Barbé** (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto the said **James Barbé and Tabitha Barbé, Trustees of the Victorious Trust dated June 2, 2021** ("Grantee"), Grantors' right, title, and interest in and to the following real property, located in Davidson, State of Tennessee to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Tabithia Barbe and James S. Barbe, wife and husband, from James Scott Maxwell, unmarried, by Warranty Deed dated November 15, 2019, and of record in Instrument Number 20191115-0118220, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2525 Woodberry Drive, Nashville, TN 37214.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

[Remainder of page intentionally left blank]

Karen Johnson Davidson County
Batch# 775611 DEEDQC
12/17/2021 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211217-0166825

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9 day of September, 2021.

Tabitha Barbé 9/9/21

Tabitha Barbé
Grantor

James Barbé

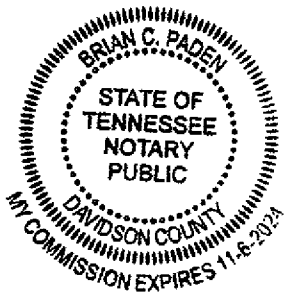
James S. Barbé
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tabitha Barbé, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2021.

Brian Paden
NOTARY PUBLIC
My Commission Expires November 6, 2024

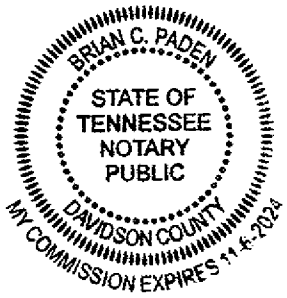


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. Barbé, the within named individual, 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.

Witness my hand and official seal, this the 9th day of September, 2021.

Brian Paden
NOTARY PUBLIC
My Commission Expires November 6, 2024



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-9-21.

Affiant Signature

12-14-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-14-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON