This instrument was prepared by:
James L. Weatherly, Jr.
Weatherly & Dixon, PLLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 814805 DEEDQC
03/03/2022 11:46:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220303-0024384

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael B. Barker 7209 Poplar Creek Trace Nashville, TN 37221	Same	155-8-C-87

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

MICHAEL B. BARKER

SWORN TO AND SUBSCRIBED before me this 2nd day of March 2022.

JANET L FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

NOTARY PUBLIC
My Commission Expires: 5/5/25

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Dissolution of Marriage (Divorce) Judgment entered January 21, 2022, in the case of *Barker, Nancy A. v. Barker, Michael B.*, Docket Number UWYFA216058348S, Superior Court, Judicial District of Waterbury, Connecticut, Nancy A. Barker has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Michael B. Barker, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Poplar Creek Estates, Phase 2 of record in Book 6900, Pages 339-347, Register's Office for said County.

SAID Lot No. 87 fronts 60 feet on the southerly margin of Poplar Creek Trace and extends back 188.52 feet on the broken easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 70.00 feet thereon.

BEING the same property conveyed to Michael B. Barker and spouse, Nancy A. Barker, by Warranty Deed dated December 2, 1998, and recorded December 11, 1998, as 0524139, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 339-347, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplar Creek Trace, together with additional setback designations and 6 foot easement for water line purposes along the front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, as amended in Book 9472, Page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated November 13, 1998, which discloses that the concrete drive encroaches upon the 6' water line easement.

This is improved property known as: 7209 Poplar Creek Trace, Nashville, TN 37221

Nancy A Barker
NANCY A BARKER

STATE OF Connecticut] Waterbury
COUNTY OF New Haven

Personally appeared before me, a Notary Public in and for said County and State, the within named Nancy A. Barker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waterbury, CT this 24th day of February 2022.

Wendy A. Wellington
NOTARY PUBLIC Wendy L. Wellington
My Commission Expires: 8/31/2023