Karen Johnson Davidson County
Batch# 821310 DEEDQC
03/14/2022 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220314-0029280

Commitment Number: RIN22017845

After Recording, Send To:
Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Taylor Atwood Barnes, 5352 Brick Church Pike, Goodlettsville, TN 37072.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
018-00-0-059-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Lindsay Hall Hollingsworth and **Taylor Atwood Barnes**, whose mailing address is **5352 Brick Church Pike, Goodlettsville, TN 37072.**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid grant and quitclaim to **Taylor Atwood Barnes**, hereinafter grantee, whose tax mailing address is **5352 Brick Church Pike, Goodlettsville, TN 37072.**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in the 11th District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated July 18, 1969, as follows: Beginning at a point in the North line of Brick Church Pike, same being the Southwest corner of the C. Carlisle property; thence along the North line of Brick Church Pike, North 87 degrees 30 minutes West for the distance of 200.00 feet; thence North 13 degrees 20 minutes West for a distance of 278.00 feet to an iron pin; thence North 21 degrees 05 minutes 05 minutes West for a distance of 230.20 feet to an iron pin; thence North 80 degrees 02 minutes East for a distance of 225.70 feet; thence South 13 degrees 20 minutes East for a distance of 549.68

feet, passing the Northwest corner of the Carlisle property at 41.00 feet, to the point of beginning. SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. Being the same property as conveyed from Lindsay Hall Hollingsworth to Lindsay Hall Hollingsworth and Taylor Atwood Barnes, expressly as Joint Tenants with Right of Survivorship, dated July 19, 2021 and recorded on September 21, 2021 in Instrument No. 20210921-0126550., Davidson County records. For informational purposes only: 5352 Brick Church Pike, Goodlettsville, TN 37072. Tax Parcel # 018-00-0-059-00

Property Address is: 5352 Brick Church Pike, Goodlettsville, TN 37072.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded as Instrument No. 20210921-0126550 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 018-00-0-059-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2/18, 2022.

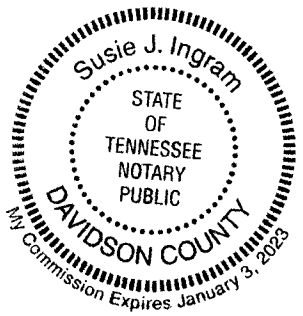
Lindsay Hall Hollingsworth
Lindsay Hall Hollingsworth

Taylor Atwood Barnes
Taylor Atwood Barnes

STATE OF TN
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on February 18, 2022 by **Lindsay Hall Hollingsworth** and **Taylor Atwood Barnes** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Susie J. Ingram
Notary Public



State of TN
County of Sumner

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of February, 2022.

Taylor Atwood Barnes
Affiant

Taylor Atwood Barnes
Print Name

(Seal)

Susie J. Ingram
Notary Public

My commission expires:
01/03/2023

Susie J Ingram
Print Name

CTIC# _____

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 2/18/2022 (date of document).

Rebecca Horton
Affiant Signature

2/18/2022
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 18th day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022