THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 833110 **DEEDQC**
04/01/2022 11:16:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0037993

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory John Barro, Jr. 917 Winston Place Nashville, TN 37204	New Owner	118 13 0 206.00

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, **Gregory Barro and Gregory Barro, Jr.,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Gregory John Barro, Jr, an unmarried man** 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 Davidson County, Tennessee, being Westerly 52.5 feet of Lot No. 97 and the Easterly 10 feet of Lot No. 98 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the Southerly side of Gen. John B. Hood Trail and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Gregory Barro and Gregory Barro, Jr., by Warranty Deed from Melissa Eckstein-Harmon, married and Sarah E. Rhoades, married, each as to a one half (1/2) undivided interest, as tenants in common, of record in Instrument No. 20200325-0032279, in the Register's Office of Davidson County, Tennessee, dated March 19, 2020 and recorded on March 25, 2020.

Being the same property conveyed to Melissa Eckstein-Harmon, as to a one half (1/2) undivided interest and Sarah E. Rhoades, as to a one half (1/2) undivided interest, as a tenant in common, by Administrator's QuitClaim Deed from Melissa Eckstein-Harmon and Sarah E. Rhoades, Co-Administrators of the Estate of Emmeline S. Eckstein duly appointed by the Seventh Circuit Court of Davidson County,

Tennessee, docket number 19P-2141, of record in Instrument No. 20200109-0003404, in the Register's Office of Davidson County, Tennessee, dated December 23, 2019 and recorded on January 9, 2020.

Being the same property conveyed to Emmeline S. Eckstein, by Warranty Deed from Joseph Wayne Spencer and wife, Evelyn P. Spencer, of record in Book 7575, Page 657, in the Register's Office of Davidson County, Tennessee, dated June 10, 1988 and recorded on June 17, 1988. The said Emmeline Eckstein having died last November 4, 2019. Also see Probate of record in Docket No. 19P2141 and Affidavit of Heirship recorded in Instrument No. 20200325-0032275, Instrument No. 20200325-0032276, Instrument No. 20200325-0032277 and Instrument No. 20200325-0032278 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 2021 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 30TH day of March, 2022

Gregory Barro

STATE OF Louisiana
PARISH
COUNTY OF CADDO

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gregory Barro 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 30TH day of March, 2022.

Notary Public Maurice Loridans
My Commission Expires: life
LA Notary No: 150100