Karen Johnson Davidson County
Batch# 843279 DEEDQC
04/20/2022 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220420-0045959

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Steven Daniel Barnhart Philip Curtis Barnhart 1 West Onwentsia Road Lake Forest, IL 60045	Pinnacle Bank 15025 Ballantroft Pkwy 2nd Floor Charlotte, NC 28277	072-14-0-178.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **1306, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Steven Daniel Barnhart, married and Philip Curtis Barnhart, unmarried,** their heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of John W. Love's Subdivision of Greenwood, of record in Plat Book 332, Page 4, 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 1306 LLC, a Tennessee limited liability company by Warranty deed from Alan B. Minchew and wife, Laura B. Minchew of record in Instrument No. 20190711-0067708 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 11, 2019.

Being also known as 1306 Douglas Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of April, 2022.

BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp May 2, 2022 COUNTY OF DAVIDSON

Affiant

My commission expires: 5-2-22 (Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 11th day of April, 2022.

1306, LLC, a Tennessee Limited Liability Company

By: _____
Steven D. Barnhart, Manager

STATE OF ILLINOIS
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Barnhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of 1306, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of April, 2022

_____
Notary Public

My Commission Expires: JUL 2 1 2023

OFFICIAL SEAL
JAMES JACKSON
Notary Public - State of Illinois
My Commission Expires July 21, 2023

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/14/2022 ____ (date of ~~document~~).

Affiant Signature

04/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025