Karen Johnson Davidson County
Batch# 878758 DEEDQC
06/27/2022 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220627-0073341

1640-19

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

CHARINON PHILEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JUNE 27, 2025

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Brenda F. Barker, Trustee Brenda F. Barker Revocable Living Trust Agreement 1201 Choctaw Trail Brentwood, TN 37027	Same as Owner	161 06 0A 202.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **DANIELLE FAITH BARKER, an unmarried woman** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **BRENDA F. BARKER, AS TRUSTEE OF THE BRENDA F. BARKER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 22, 2010, AS AMENDED AND RESTATED ON APRIL 23, 2020** (hereinafter "Grantee"), and her successors and assigns, all of my right, title and interest, being a fifty percent (50%) interest as tenant in common, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 202 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Danielle Faith Barker, an unmarried woman, and Brenda F. Barker, a married woman, by Warranty Deed dated May 3, 2010 from Centex Homes, a Nevada general partnership, of record in Instrument No. 20100506-0034705, Register's Office for Davidson County, Tennessee, and further the same property as to which the said Brenda F Barker conveyed her 50% undivided interest therein to Brenda F. Barker, Trustee, Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010 by Quitclaim Deed dated December 22, 2010 and of record in Instrument No. 20110131-0008234 in said Register's Office. This conveyance vests sole title and ownership of the property in Brenda F. Barker, as Trustee of the Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010, as Amended and Restated on April 23, 2020.

This is improved property known as 1359 Crown Point Place, Nashville, TN 37211.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 16th day of June, 2022.

Danielle Faith Barker

Danielle Faith Barker, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danielle Faith Barker, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 16 day of June, 2022.

Commission Expires: _____

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 16 day of June, 2022.

Ernest D. Bennett 6/16/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 16 day of June, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023