Karen Johnson Davidson County
Batch# 886615 DEEDQC
07/11/2022 08:47:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220711-0079193

QUITCLAIM DEED

GRANTOR:
Brenda Barnhill Faulkner
3905 Oxbow Drive
Nashville, TN 37207

GRANTEE:
Brenda Barnhill Faulkner
3905 Oxbow Drive
Nashville, TN 37207

SEND TAX BILL TO:
Brenda Barnhill Faulkner
3905 Oxbow Drive
Nashville, TN 37207

MAP PARCEL NO.
Map Par. #041-12-1-053.00

APPENDIX II
FORM FOR OATH
State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is -0- which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Brenda Barnhill Faulkner
AFFIANT

Sworn to and subscribed to before me on this the 7th day of July 2022

3-5-25 Charles C. Hawkins
Comm. Exp. Notary Public

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For and in consideration of the sum of ten ($10.00) dollars, cash in hand paid, by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency is hereby acknowledged, the undersigned Grantor, Brenda Barnhill Faulkner, administrator for the estate of Betty P. Barnhill a/k/a Joyce P. Barnhill, which estate is being administered in the Probate Court for Davidson County, Tennessee in docket number 22-P-1002, has bargained and sold, and by these presents does transfer and convey unto Brenda Barnhill Faulkner, Grantee, her successors and assigns, all of the Grantors' right, title and interest in the real estate in Davidson County, Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Bellshire Estate, Section 3, as of record in book 2133, page 112, Register's office for said county, described as follows:

Beginning on the easterly margin of Oxbow Drive at the corner of lots 79 and 80; thence with the line between said two lots eastwardly 218 feet to the corner of lots Nos. 78, 79 and 80; thence with the line between said lots Nos. 78 and 80 northeastwardly 152 feet; thence north 19 degrees 12' west 16 feet to the corner of lots Nos. 80 and 81; thence with the line between said two lots westwardly 302.4 feet to the easterly margin of said Oxbow Drive; thence with same southwardly 153.5 feet to the beginning.

This conveyance is made subject to restrictions of record in book 2294, page 346, Register's office for Davidson County, Tennessee and ten-foot easement for public utility purposes along the rear and southerly lines of premises, 90-foot building setback line, and conditions of owners certificate as shown on plan of record in book 2133, page 112, in said Register's office.

Being the same property conveyed to Alton V. Barnhill and wife, Joyce P. Barnhill (one and the same person as Betty P. Barnhill) by a deed of record in book 3104, page 125, in the Register's office of Davidson County, Tennessee, the said

Alton V. Barnhill having previously deceased Joyce P. Barnhill on January 9, 1997, with Betty P. Barnhill having died without a will on April 13, 2022 leaving the within named Grantee as her sole heir-at-law.

This is improved property commonly known as: 3905 Oxbow Drive, Nashville, Tennessee, 37207.

Witness my hand on this the 7th day of July, 2022.

Brenda Barnhill Faulkner

Brenda Barnhill Faulkner, Grantor
Administrator for the Estate of
Betty P. Barnhill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned notary public, of said state and county, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 7th day of July, 2022.

comm. exp. 3-5-25

Charles C. Burridge

Notary Public

CHARLES C. BURRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Prepared By:
Charles C. Burridge, Atty
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