THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **File #220641414**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Katie Bradley Affiant Subscribed and sworn to before me, this 6th day of July, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 890098 DEEDQC
07/18/2022 10:49:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220718-0081896

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner: Joshua Barza and Katie Elizabeth Weaver 1424 Gartland Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 083 09 0 345.00

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; **Joshua Elroy Barza, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joshua Elroy Barza, unmarried, and Katie Elizabeth Weaver, unmarried, as tenants in common with rights of survivorship,** 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:

Being Lot No. 76 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, as of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua Barza, unmarried woman, by Warranty Deed from Mary Rachael Ashworth, unmarried woman, of record in Instrument No. 20220708-0078887, in the Register's Office of Davidson County, Tennessee, dated July 6, 2022 and recorded on July 8th 2022.

Being the same property conveyed to Mary Rachael Ashworth, unmarried woman, by Quitclaim Deed from Jorge Victor Boero, unmarried man, of record in Instrument No. 20220628-0074406, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022 and recorded on June 28, 2022.

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 2022 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 6th day of July 2022.

Joshua Elroy Barza

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joshua Elroy Barza, 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 6th day of July 2022.

Notary Public
My Commission Expires: _____

