Karen Johnson Davidson County
Batch# 902822 DEEDQC
08/12/2022 10:36:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091732

This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

QUITCLAIM DEED

FROM: R. DON BARNES, JR.

TO: RAYMOND D. BARNES, JR., UNMARRIED, AND LEIGH MCELREE BARNES, UNMARRIED, AS JOINT TENANTS IN COMMON

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Raymond D. Barnes, Jr. 615 Centerpoint Lane Nashville, TN 37209	Raymond D. Barnes, Jr. 615 Centerpoint Lane Nashville, TN 37209	Map 079-00 Parcel 081
Leigh McElree Barnes 3062 Cheever Street Franklin, TN 37064	Leigh McElree Barnes 3062 Cheever Street Franklin, TN 37064	

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with a Final Decree of Divorce in that certain case styled Raymond D. Barnes, Jr. v. Marion L. Barnes, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D-97, and that there was no consideration given for the transfer.

R. DON BARNES, JR., Grantee

Sworn to and subscribed before me, this the 27th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

SANDY CARRUTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with a Final Decree of Divorce in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, R. DON BARNES, JR. has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said RAYMOND D. BARNES, JR., unmarried, and LEIGH MCELREE BARNES (formerly known as Marion L. Barnes), unmarried, as joint tenants in common, their heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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Nashville, TN 37201

Being a parcel of land in Nashville, First Civil District, Twenty Second Councilmanic District, Davidson County, Tennessee, located on the northerly side of Cockrill Bend Circle, east of Cockrill Bend Boulevard, being a part of the property conveyed to the Metropolitan Port Authority by deed of record in Book 6798, Page 309, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Cockrill Bend Circle, said iron pin being N 58 degrees, 43' 00", E 283.94 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard;

THENCE, leaving said right-of-way line with the easterly line of Lot No. 3, as shown on the plan of Cockrill Bend Boulevard Complex, Section Four, as of record in Book 6200, Page 683, R.O.D.C. N 27 degrees 09' 00" W, 488.72 feet to an iron pin in the southerly line of Lot No. 4 as shown on the plan of Section Five, Cockrill Bend Industrial Complex as of record in Book 6200, Page 723, R.O.D.C.;

THENCE, with said line N 65 degrees 36' 00" W, 156.29 feet to an point in the southerly line of Lot No. 6 as shown on the plan of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.;

THENCE, with said line S 27 degrees 09' 00" E, 469.95 feet to an iron pin in the northerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line S 58 degrees 43' 00" W, 156.52 feet to the point of beginning;

Containing 74,828 square feet or 1.72 Acres more or less;

File 14121-05
January 9, 1996
Barge, Waggoner, Sumner and Cannon

This description is the same as was used in the last deed of record.

Being the same property conveyed to R. Don Barnes, Jr., a married person, by Warranty Deed from S.W.F. Partnership, of record in Instrument No. 20010711-0073871, Register's Office for Davidson County, Tennessee.

The physical address of this property is 6115 Cockrill Bend Circle, Nashville, Tennessee, 39209.

WITNESS my hand, this 27th day of July, 2022.

RAYMOND D. BARNES, JR., Grantor

WITNESS my hand, this 10th day of August, 2022.

LEIGH MCELREE BARNES, Grantor

This instrument was prepared by:
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandy Carruthers, a Notary Public in and for Davidson County, Tennessee, the within named RAYMOND D. BARNES, JR., the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 27th day of July, 2022.

Sandy Carruthers
Notary Public

My Commission Expires: May 7, 2024

SANDY CARRUTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marrianne Baugh, a Notary Public in and for Davidson County, Tennessee, the within named LEIGH MCELREE BARNES, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 10th day of August, 2022.

Marrianne Baugh
Notary Public

My Commission Expires: 1/3/2023

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.