Karen Johnson Davidson County
Batch# 906925 DEEDQC
08/24/2022 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220824-0095447

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 718991

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Anna Barnes	Anna Barnes	141070B09600CO
322 Roslyn Court	322 Roslyn Court	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, EDWARD BARNES, JR. and wife ANNA BARNES, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANNA BARNES, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 322 Roslyn Court, Nashville, TN 37221, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 80 on the plan of First Revision, Somerset Farms, Section Four, Phase 1, of record in Plat Book 9700, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Tax ID No.: 141070B09600CO

Being the same property conveyed to Edward Barnes, Jr. and Anna Barnes, by deed from Myra Jane McDonald, in deed dated 9/17/2010 recorded on 10/4/2010 in Instrument No. 20101004-79126, in the Office of the County Register of Deeds for the County of Davidson and the State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 322 Roslyn Court, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of September, 2021.

EDWARD BARNES, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EDWARD BARNES, JR., with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of Septemb, 2021.

Notary Public
My Commission expires: SEP 02 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of September, 20 21.

ANNA BARNES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANNA BARNES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of September, 20 21.

Notary Public
My Commission expires: SEP 02 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ ~~XX~~ $10.00.

ANNA BARNES

Subscribed and sworn to before me this 17 day of September, 2021.

Notary Public
My Commission expires: SEP 02 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 09/17/2021 (date of document).

Affiant Signature

08/23/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of August, 2022.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL