This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 911218 DEEDQC
09/01/2022 09:11:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220901-0098505

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Merry Lane Barnes 312 Chimney Hill Nashville, TN 37221	NEW OWNER	142-08-0B-098.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, WE, **Catherine M. Kubik, Michael E. Barnes, and Craig S. Barnes,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Merry Lane Barnes, a widow,** the **Grantee** herein, her successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of the Plan of Coronada, a Condominium, Phase IV, as of record in Book 5200, Page 217, said Register's Office, the part hereby described being:
>
> Unit No. 98 on said plan, located at 312 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.
>
> Being the same property conveyed to Charles G. Barnes by Warranty Deed from Heritage Equities, Inc., and by: Bill Hockridge, a corporation, of record in Book 10651, Page 428, Register's Office for Davidson County, Tennessee, dated September 30, 1997 and recorded on October 20, 1997. Charles G. Barnes died, testate, on April 21, 2008, leaving Catherine M. Kubik, Michael E. Barnes, Craig S. Barnes, and Merry Lane Barnes as the sole devisees under his Last Will and Testament. The subject property was never used as the principal residence of the Grantors and/or their spouses.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 312 Chimney Hill, Nashville, TN 37221.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26 day of August, 2022.

Catherine M. Kubik

Catherine M. Kubik

STATE OF Maryland)
COUNTY OF Prince George's)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catherine M. Kubik,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of August, 2022.

Notary Public

My Commission Expires: 9/23/2024

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26 day of August, 2022.

Michael Barnes

Michael E. Barnes

STATE OF Maryland)
COUNTY OF Prince George's)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael E. Barnes,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of August, 2022.

Notary Public

My Commission Expires: 9/27/2024

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26 day of August, 2022.

Craig S. Barnes

STATE OF Maryland)
COUNTY OF Prince George's)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Craig S. Barnes** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of August, 2022.

Notary Public

My Commission Expires: 9/23/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of August, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024