Karen Johnson Davidson County
Batch# 914920 DEEDQC
09/09/2022 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220909-0101188

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Trajan Carney and Eve Carney **32 Annadale** **Nashville, TN 37215**	**(Same)**	**158-4A-085.00**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CAROL BARKER** (the "Grantor") by these presents does hereby quitclaim and convey unto **TRAJAN HOMER CARNEY IV** and **EVE BARKER CARNEY**, husband and wife (collectively, the "Grantees") and their heirs, successors and assigns, all of Grantors' right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of revised Section Two Otter Wood, as of record in Plat Book 6900, pages 598 through 602 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Barker and wife, Carol Barker by deed from John L. Barker and wife, Margaret Barker of record in Instrument No. 20041119-0139280 in the Register's Office for Davidson County, Tennessee. The said John E. Barker having since died on April 19, 2010 in Davidson County Tennessee, leaving the said Carol Barker as the sole surviving tenant by the entirety.

This in improved real property commonly known as: **32 Annadale, Nashville, Tennessee 37215.**

This conveyance is subject to all such easements, limitations, restrictions, and encumbrances as may affect the premises including without limitation: restrictions of record in Book 7260, page 483 as amended in Book 8762, page 199, said Register's Office; all matters shown on the plan of record in Book 6900, pages 598-602, in said Register's Office; and the Charter of record in Book 7292, page 315, said Register's Office.

Witness my hand this 30 day of June 2022 the Grantor, having caused my name to be signed hereto on said day and date.

Carol Barker

Carol Barker

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL BARKER**, the within named bargainor, 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, at office, this 30 day of June 2022.

Melanee Lindsey

Notary Public

MELANEE LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2024

My commission expires: 7-9-24

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ -0-

Carol Barker

Affiant

Subscribed and sworn to before me
this the 30 day of June 2022.

Melanee Lindsey

Notary Public

MELANEE LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2024

My Commission Expires: 7-9-24

CERTIFICATE OF AUTHENTICITY

I, G. Miller Hogan II, do hereby make oath that I am 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 June 30, 2022.

G. Miller Hogan II

Affiant

Sworn to and subscribed before me this 9th day of September 2022.

Kim Hurst

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026