Karen Johnson Davidson County
Batch# 917033 DEEDQC
09/15/2022 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220915-0103001

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2022. Notary Public MY COMMISSION EXPIRES: 01-08-2024 (AFFIX SEAL)
JM-QCD-22-7	

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/08/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcelo Lemus and Stacy Smith	**NEW OWNER**	
(NAME)	(NAME)	**052-03-0-200.00** **052-03-0-201.00** **052-03-0-202.00** **052-03-0-203.00**
5751 Cane Ridge Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. BARNES**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCELO LEMUS AND STACY SMITH** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No. 20211012-0136756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No. 20211012-0136756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel III:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No. 20211012-0136756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel IV:
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No. 20211012-0136756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to March Developments, LLC by Warranty deed from Lonnie R. Sadler, Deborah Odom, Fitzger Sadler, Larry Sadler, Lakiesha Sadler and James Sadler of record in Instrument No. 20180904-0087185 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018. (Value or consideration as shown in aforementioned deed $15,000.00.).

Being a portion of the same property conveyed to March Developments, LLC by Warranty deed from Roy Wilson Jr. and wife, Bernice Wilson of record in Instrument No. 20180904-0087186 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018. (Value or consideration as shown in aforementioned deed $105,000.00.)

Being a portion of the same property conveyed to March Developments, LLC by Warranty deed from Ponnie R. Wilson Harris of record in Instrument No. 20180904-0087187 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 04, 2018. (Value or consideration as shown in aforementioned deed $15,000.00.)

Being a portion of the same property conveyed to March Developments, LLC by Warranty deed from Mulchestea L. Green of record in Instrument No. 20180904-0087188 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 04, 2018. (Value of consideration shown in aforementioned deed $15,000.00.)

Being a portion of the same property conveyed to Michael E. Barnes by Warranty deed from March Development, LLC of record in Instrument No. 20210305-0028822 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 05, 2021. (Value or consideration as shown in aforementioned deed $145,000.00.)

Being a portion of the same property conveyed to Michael E. Barnes by Warranty deed from March Development, LLC of record in Instrument No. 20210503-0059305 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021. (Value or consideration as shown in aforementioned deed $100.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **Larkin Springs Rd, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 15 day of SEPTEMBER, 2022

Michael E. Barnes
Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of ~~August~~ Sept, 2022.

Brittany Lea Stewart
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, 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 9/15/22 (date of document).

Jordan T. Myers

Affiant Signature

Date 9/15/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of Sept, 2022.

A M Blakely

Notary's Signature

MY COMMISSION EXPIRES: _____

