Karen Johnson Davidson County
Batch# 940641 DEEDQC
11/14/2022 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121248

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on this day, November 14, 2022.

Notary Public

My Commission Expires: My Commission Expires FEB. 28, 2026

New Owner Address:
Beth Susan Barnett
103 Braxton Hill Ct
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
131-12-D-2CO

QUITCLAIM DEED

Beth S. Barnett ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Beth Susan Barnett, Trustee of the Beth Susan Barnett Revocable Living Trust, dated November 14, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, Lynn Marie Reed, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 14, 2022.**

Beth Susan Barnett

Lynn Marie Reed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Beth Susan Barnett and Lynn Marie Reed,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 14, 2022.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 of Braxton Hill Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit B of said Master Deed. Reference is hereby made to the Plat of Braxton Hill Condominiums shown as Exhibit D to the Master Deed of record in Book 7585, page 317, said Register's Office, for a more complete identification and description of said Unit. Reference is also hereby made to the Plat of Darcie Crutcher Subdivision of record in Book 6200, page 626, said Register's Office.

Being the same property conveyed to Beth S. Barnett, unmarried, from Michael H. Roberts and wife, Joyce Roberts by deed of record in Book 9782, Page 270, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 103 Braxton Hill Ct., Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 14, 2022.

Affiant Signature

11/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, November 14, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026