Karen Johnson Davidson County
Batch# 970582 DEEDQC
02/14/2023 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010621

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
LEIGH MCELREE BARNES, TRUSTEE LEIGH MCELREE BARNES REVOCABLE LIVING TRUST DATED AUGUST 16, 2022 6115 COCKRILL BEND CIRCLE NASHVILLE, TN 39209	RAYMOND D. BARNES, JR. 615 CENTERPOINT LANE NASHVILLE, TN 37209 LEIGH MCELREE BARNES 3062 CHEEVER STREET FRANKLIN, TN 37064	MAP 079-00 PARCEL 081

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

Rachel Schaw
AFFIANT

Sworn to and subscribed before me this February 13, 2023.

Kortnie B Toth
Notary Public
My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, LEIGH MCELREE BARNES, hereinafter called Grantor, for the express purpose of conveying all of her rights, title and, interests in this property, do hereby quitclaim and convey unto LEIGH MCELREE BARNES, Trustee of the LEIGH MCELREE BARNES REVOCABLE LIVING TRUST, dated August 16, 2022, all of her rights, title, and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this February 13, 2023.

BY: Leigh McElree Barnes, Trustee
LEIGH MCELREE BARNES

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEIGH MCELREE BARNES with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of February 2023.

Kortnie B Toth
NOTARY PUBLIC

My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Being a parcel of land in Nashville, First Civil District, Twenty Second Councilmanic District, Davidson County, Tennessee, located on the northerly side of Cockrill Bend Circle, east of Cockrill Bend Boulevard, being a part of the property conveyed to the Metropolitan Port Authority by deed of record in Book 6798, Page 309, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Cockrill Bend Circle, said iron pin being N 58 degrees, 43' 00", E 283.94 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard;

THENCE, leaving said right-of-way line with the easterly line of Lot No. 3, as shown on the plan of Cockrill Bend Boulevard Complex, Section Four, as of record in Book 6200, Page 683, R.O.D.C. N 27 degrees 09' 00" W, 488.72 feet to an iron pin in the southerly line of Lot No. 4 as shown on the plan of Section Five, Cockrill Bend Industrial Complex as of record in Book 6200, Page 723, R.O.D.C.;

THENCE, with said line N 65 degrees 36' 00" W, 156.29 feet to an point in the southerly line of Lot No. 6 as shown on the plan of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.;

THENCE, with said line S 27 degrees 09' 00" E, 469.95 feet to an iron pin in the northerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line S 58 degrees 43' 00" W, 156.52 feet to the point of beginning;

Containing 74,828 square feet or 1.72 Acres more or less;

File 14121-05
January 9, 1996
Barge, Waggoner, Sumner and Cannon

Being the same property conveyed to RAYMOND D. BARNES, unmarried, and LEIGH MCELREE BARNES, unmarried, by Quitclaim Deed of record from R. DON BARNES, JR., in Instrument No. 20220812-0091732, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known a 6115 Cockrill Bend Circle, Nashville, Tennessee 39209.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 February 13, 2023 (date of document).



Signature

February 13, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of February, 2023.

Rachel Ashow

Notary Public

My Commission expires: 3/3/26