Karen Johnson Davidson County
Batch# 994227 DEEDQC
04/20/2023 08 40 13 AM 3 pgs
Fees $17 00 Taxes: $0 00
20230420-0028999

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Numbers:
Beverly Barnes, Trustee The Beverly Barnes Revocable Trust 680 Putnam Drive Nashville, TN 37218	Beverly Barnes, Trustee The Beverly Barnes Revocable Trust 680 Putnam Drive Nashville, TN 37218	058 12 0 036.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Beverly June Barnes**, as Grantor, by these presents does hereby quitclaim and convey unto **Beverly June Barnes, as Trustee of The Beverly June Barnes Revocable Trust U/A April 14, 2023**, as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 680 Putnam Drive, Nashville, Tennessee 37218.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 14th day of April, 2023.

Beverly June Barnes
Beverly June Barnes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N Baker, a Notary Public in and for said County, **Beverly June Barnes**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2023.

Mercedes N. Baker
Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Beverly June Barnes
Beverly June Barnes

Subscribed and sworn to before me, this 14th day of April, 2023.

Mercedes N. Baker
Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT "A"

Land lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 1943, Zone Lot Division of Lots 193 and 194, Royal Hills, Section 3, as of record in Book 6250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beverly J. Barnes, unmarried, by Warranty Deed from Robert W. House and wife, Audrey House, dated August 7, 1986, of record book 6951, Page 107, Register's Office for Davidson County, Tennessee.