This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 1001629 DEEDQC
05/10/2023 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230510-0034888

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Subscribed and sworn to before me, this 27th day of April, 2023

Notary Public

My Commission Expires: May 16, 2026

Address of New Owner:	**Send Tax Bills**	**Parcel ID:**
Jonathan D. Barnes and Bethany L. Barnes, Trustees 313 Dutchfalls Cove Hermitage, TN 37076	**NEW OWNER**	**0860120A07400**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Bethany L. Barnes and Jonathan D. Barnes, wife and husband** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Jonathan D. Barnes and Bethany D. Barnes, as Trustees for The Barnes Family Living Trust, Dated April 27, 2023**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land located in DAVIDSON County being more particularly described and being known and designated as all of Lot No. 74, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to BETHANY L. BARNES AND JONATHAN D. BARNES, wife and husband, from WRIGHT FARMS, L.L.C., a Tennessee limited liability company, dated April 28, 2017, and of record in Instrument No. 20170503-0043673, Register's Office for DAVIDSON County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **313 Dutchfalls Cove, Hermitage, TN 37076**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of April, 2023.

Bethany L. Barnes

Jonathan D. Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bethany L. Barnes** and **Jonathan D. Barnes**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2023.

[SEAL]

Notary Public

My Commission Expires: May 16. 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

202305100034888

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **April 27, 2023**.

Affiant Signature

5.10.2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of May, 2023.

Notary's Signature

My Commission Expires: June 21, 2025

