Name and Address of New Owner:
JR Legacy Homes, LLC
5016 Spedale Ct. #337
Spring Hill, TN 37174

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1006438 DEEDQC
05/23/2023 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038757

This Instrument Prepared By:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 082120N00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wade Barnes and wife, Nicole Barnes,** "the Grantor," convey and quitclaim unto **JR Legacy Homes LLC, a Tennessee Limited Liability Company ,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, Townhomes at 115 North 9th Street, as shown in the declaration of Covenants, Conditions and restrictions for townhomes at 115 North 9th Street, a Horizontal property regime with private elements of on the Plan of record in Plat at Instrument No. 20160328-0028957 and amended Exhibit B of record at Instrument No. 20210210-0019111, 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 JR Legacy Homes LLC, a Tennessee Limited Liability Company by Quitclaim deed from Wade Barnes of record in Instrument No. 20200316-0028516 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 16, 2020.
>
> Being further conveyed to Wade Barnes and wife, Nicole Barnes, by Quitclaim Deed from JR Legacy Homes LLC, a Tennessee limited liability company, dated 4/27/2023, recorded 4/28/2023 and appearing of record at Instrument No. 20230428-0031406, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23 day of ~~April~~ May, 2023.

Wade Barnes

Nicole 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, **WADE BARNES and NICOLE BARNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of MAY, 2023.

Notary Public

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of May, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 5/23/2023.

Date

Affiant Signature

5/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)