Karen Johnson Davidson County
Batch# 1036554 DEEDQC
08/09/2023 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230809-0061714

PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Dr. Ste. 400
Franklin TN. 37067
23-CD-265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virtue Private Client, LLC, Trustee of Southbound Trust 3326 Aspen Grove Dr., Ste 400 Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 07506012400

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **Andy Maloney, Trustee of The Barton Trust dated August 22, 2014,** this day do hereby quitclaim unto **Virtue Private Client, LLC, Trustee of Southbound Trust** its successors and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 5, Hermitage Estates, as of record in Plat Book 4175, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andy Maloney, Trustee of the Barton Trust, by Successor Trustee's Deed from Robert S. Coleman, Jr. as Successor Trustee, dated November 25, 2015, recorded December 29, 2015 of record in Instrument No. 201512290130636, Register's Office for Davidson County, Tennessee.

This property commonly known as: 325 Monaco Drive, Hermitage, TN 37076

WITNESS MY HAND on this the 8th day of August, 2023.

The Barton Trust dated August 22, 2014

By: _____
Andy Maloney, Trustee

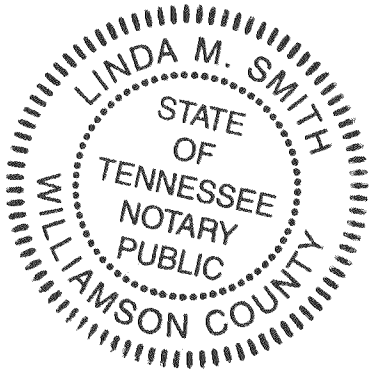
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Linda M. Smith, a Notary Public of said State and County aforesaid, personally appeared Andy Maloney Trustee of The Barton Trust dated August 22, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Barton Trust dated August 22, 2014, the within named bargainor, a Trust and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee

Witness my hand, at office, this 8th day of August 2023.

Linda M Smith
Notary Public

My Commission Expires: 2/7/2026



I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9 day of August 2023.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 9 day of August 2023.

My commission expires:

Notary Public (Seal)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Susan Jackson, 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 August 8, 2023 (date).

Susan Jackson

8/8/2023
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal

LEAH TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-23-2024

LEAH TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-23-2024