Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

File no. 230845484

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

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

Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 1051399 DEEDQC
09/19/2023 10:06:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230919-0073381

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Janet L. Barnette Revocable Trust 810 Foster Hill Nashville, TN 37215	New Owner	Map and Parcel No.: 117 13 0B 173.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Janet L. Barnette** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Janet L. Barnette, as Trustee of the Janet L. Barnette Revocable Trust, RSTD. U/A Dtd. November 16, 2022**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 810, Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as shown on plat of record in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512 and Instrument No. 20070426-0049688, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Janet L. Barnette by Warranty Deed from Timothy Johnson and Kimberly Johnson, dated April 18, 2019 and recorded on April 22, 2019 in Instrument No. 20190422-0036827, in the Register's Office of Davidson County, Tennessee.

Note: A quitclaim deed from the Grantor to the Grantee was previously recorded in Instrument No. 20221123-0124141 and the legal description in said quitclaim deed was

corrected by Scrivener's Affidavit recorded in Instrument No. 20221212-0129032. The purpose of this Quitclaim deed is to correct the prior conveyance.

This is improved property known as: **810 Foster Hill, Nashville, TN 37215.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of September, 2023.

Janet L. Barnette

STATE OF ~~TENNESSEE~~ xx Florida)
COUNTY OF ~~DAVIDSON~~ xx) collier .

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet L. Barnette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. she produced USA passport as ID

Witness my hand, at Office, this 14 day of September, 2023.

By means of [X] physical presence or [ ] online notarization

XIAXI NIKESCH
Notary Public - State of Florida
Commission # HH 391706
My Comm. Expires Jul 17, 2027
Bonded through National Notary Assn.

Notary Public Xiaxi Nikesch

My Commission Expires: 07/17/2027