QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00 - .**

Wanda N. Barr
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF JANUARY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1097523 DEEDQC
02/02/2024 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007528

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2615

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Wanda Nicole Barr and Stuart Barr 142 Oak Valley Drive Nashville, TN 37207	**SAME**	060-0-30-122-00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **Wanda N. Barr, a married female, joined by spouse, Stuart Barr**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **Wanda Nicole Barr and Stuart Barr, wife and husband**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, on the Plan of Oak Park Subdivision, Section One, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed to Wanda N. Barr, married female, by Special Warranty Deed from HSBC Mortgage Services, Inc., dated April 8, 2010, recorded June 30, 2010, of record in Instrument No. 20100630-0051182, in the Register's Office for Davidson County, Tennessee.

The said Wanda N. Barr is also known as Wanda Nicole Barr.

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 provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 142 Oak Valley Drive, Nashville, TN 37207.

[SIGNATURE(S) ON FOLLOWING PAGE]

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 31st day of January, 2024.

Wanda N. Barr

Wanda N. Barr

Stuart Barr

Stuart Barr

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda N. Barr and Stuart Barr, the bargainor, 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 office the 31st day of January, 2024.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 05/03/2027

Certificate of Authenticity

I, Kimberly Hollingshead, 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 01/31/2024.

Kimberly Hollingshead, Esq.

02/02/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023. 2024

Notary Signature

My Commission Expires: 06/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY