Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bradley Haskins Barnes and Allyce Morgan Barnes 1008 Montrose Avenue Nashville, TN 37204	**118 01 0 203.00**	**SAME**

This instrument prepared by: Carter Shelton Jones, Esq., 2021 Richard Jones Road, Suite 240, Nashville, TN 37215

Karen Johnson
Batch # 1099989
02/12/2024 08:42:24 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240212-0009453

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Bradley H. Barnes, unmarried** (the "Grantors"), by these present hereby transfers, assigns, and quitclaims to **Bradley Haskins Barnes and Allyce Morgan Barnes, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1008 Montrose Avenue, Nashville, TN 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 31 day of Jan, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 31 day of January, 2024.

BRADLEY H. BARNES

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 **Bradley H. Barnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31 day of January, 2024.

Notary Public

My Commission Expires:
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50.0 feet on the north side of Montrose Street or Avenue and runs back between parallel lines 160.00 feet to an alley.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

BEING the same property conveyed to Bradley H. Barnes, unmarried, from Trent M. Yates and Alexandra C. Yates, husband and wife, by warranty deed filed for record on February 3, 2017, Instrument Number 20170203-0011652, as of record in the Register's Office for Davidson County, Tennessee.