QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1103841 DEEDQC
02/22/2024 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240222-0012306

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DOTAN UNDERWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MAURY MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Randy Ray Barber and Jonathan S. Barber	Keller Mortgage, LLC	071-07-00G-022.00-CO
(Name) 790 Ferguson Rd	4725 Lakehurst Ct, Ste 400	
(Address) Ringgold, VA 24586	Dublin, OH 43016	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Randy Ray Barber, a single man**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Randy Ray Barber, a single man, and Jonathan S. Barber, a single man, as tenants in common with rights of survivorship,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 22, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randy Ray Barber, a single man, by Warranty Deed from 106 Duke Street, LLC, a Tennessee limited liability company, dated January 10, 2020 and recorded January 13, 2020 in Instrument No. 20200113-0004392, in said Register's Office for Davidson County, Tennessee.

This is improved property located at 110 Duke Street, Unit 22, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set her hand this 12th day of February, 2024.

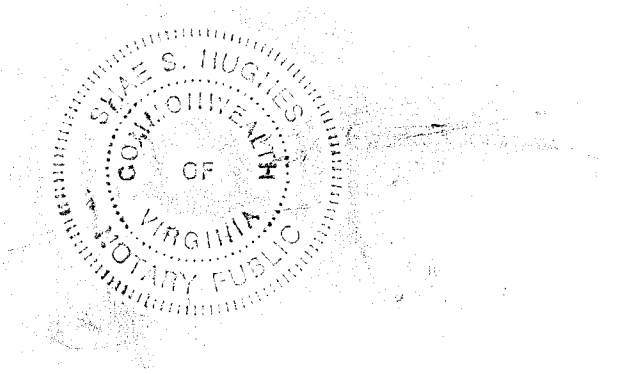
Randy Ray Barber
Randy Ray Barber

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF City of Danville

Personally appeared before me, a Notary Public of said County and State, the within named **Randy Ray Barber**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2024.

My Commission Expires: June 30, 2026 Shae S Hughes
NOTARY PUBLIC
Reg # 7048445



Tennessee Certification of Electronic Document

I, the undersigned, 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 February 12, 2024.

Affiant Signature

Date: February 20, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 20th day of February, 2024.

Notary Public

My Commission Expires:

(SEAL)

