Karen Johnson Davidson County
Batch# 1115196 DEEDQC
03/26/2024 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240326-0020954

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
110 Duke Street 22 LLC	**NEW OWNER**	**071070G02200CO**
809 Third Avenue North **Nashville, Tennessee 37201**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22 day of March, 2024, the undersigned, **RANDY RAY BARBER and JONATHAN S. BARBER**, as Joint Tenants with Right of Survivorship, (the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **110 DUKE STREET 22 LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **110 DUKE STREET, UNIT 22, NASHVILLE, TENNESSEE 37207**, and more particularly described as follows:

LAND 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 County, Tennessee with Plat attached as Exhbit "B" to

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which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randy Ray Barber and Johnathan S. Barber as Joint Tenants with Right of Survivorship, by Quitclaim Deed dated February 12, 2024, from Randy Ray Barber, and recorded on February 22, 2024, as Instrument No. 20240222-0012306, in said Register's Office.

This improved property more commonly known as 110 Duke Street, Unit 22, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 22 day of March, 2024.

GRANTOR: RANDY RAY BARBER

SIGNER: Randy Ray Barber
BY: Jonathan S. Barber
TITLE: Power of Attorney for Randy Ray Barber

GRANTOR: JONATHAN S. BARBER

SIGNER: Jonathan S. Barber

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Randy Ray Barber, by and through his Power of Attorney, Jonathan S. Barber**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 22 day of March, 2024.

Notary Public

5/3/27
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jonathan S. Barber**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 22 day of March, 2024.

Notary Public

5/3/27
My Commission Expires

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **March 22, 2024**.

Affiant Signature

3/26/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **26th** day of **March**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).