This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
(615) 784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1117247 DEEDQC
04/02/2024 11:18:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240402-0022842

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Stacy Barnett
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)
Sworn to and subscribed before me
this 26th day of March, 2024.

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Kristen Cole, Trustee of the
Barnes Family Trust, dated
March 26, 2024, and any
amendments thereto
3208 Earhart Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Kristen Cole, Trustee of the
Barnes Family Trust, dated
March 26, 2024 and any
amendments thereto
3208 Earhart Road
Hermitage, TN 37076

MAP AND PARCEL:
098 00 0 130.00

FOR NO MONETARY CONSIDERATION, I, **Kristen N. Cole, unmarried,** by these presents do hereby quitclaim and convey all my right, title, and interest unto **Kristen Cole, Trustee of the Barnes Family Trust, dated March 26, 2024, and any amendments thereto,** in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the center of Earhart Pike, said point being 210.4' northerly along the centerline of Earhart Pike from the northeast corner of a tract conveyed to Annie Sanders Smith by F. E. Smith, Jr., by deed of record in Book 4051, Page 368 Register's Office for Davidson County, Tennessee; thence N. 4 deg. 53' E along the center of Earhart Pike for a distance of 210.4'; thence N. 86 deg. 16' W. 638.2' to an iron pin; thence S. 3 deg. 44' W. 210.0' to an iron pin; thence S. 86 deg. 16' E. 634.1' to the point of beginning, containing 3.05 acres, more or less.

Being the same property conveyed to Kristen N. Cole, unmarried, by Warranty Deed from William Charles Ross and wife, Daedre Nell Ross, dated June 11, 2020, of record in Instrument No. 20200618-0064335, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Water line easement of record in Book 11702, Page 174, said Register's Office; (3) Metro Restrictive Covenants on Detached Structure of record in Instrument No. 20120725-0065323, said Register's Office.

This is improved property more commonly known as 3208 Earhart Road, Hermitage, TN 37076.

Witness by my hand this 26th day of March, 2024.

Kristen N. Cole

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 26th day of March, 2024, personally appeared before me, **Kristen Cole**, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal.

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024