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

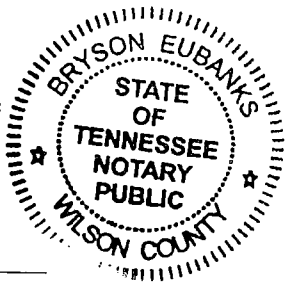
From information furnished by the parties.

Karen Johnson
Batch # 1117247
04/02/2024 11:18:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240402-0022843

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

Stacy Bryant
**Affiant**

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




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 0 213.00

FOR NO MONETARY CONSIDERATION, I, **Kristen Cole,** 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 Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat Tim G. Davis Property, of record in Instrument No. 20161221-0134304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kristen Cole, by Warranty Deed from Tim G. Davis and Karen Davis, Husband and Wife, dated June 24, 2021, of record in Instrument No. 20210628-0087084, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Instrument No. 21061221-0134304, said Register's Office.

Grant of Easement of record in Book 11702, page 174, said Register's Office.

This is improved property more commonly known as 3200 Earhart Road, Hermitage, TN 37076.

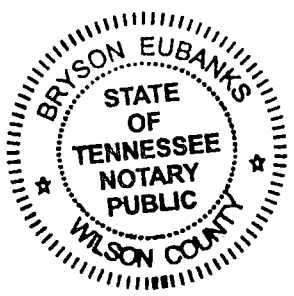
Witness by my hand this 26th day of March, 2024.

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