Karen Johnson Davidson County
Batch # 1136011 DEEDQC
05/16/2024 11:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240516-0036362

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Katlin R. Warner, Esq.
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Justin H. Barnett 6411 Annandale Cove Brentwood, TN 37027	SAME	10203014500

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is One Dollar ($1.00).

JUSTIN H. BARNETT

SUBSCRIBED AND SWORN to before me, Vallery Pardo-Lopez, by JUSTIN H. BARNETT this 6 day of May, 2024.

VALLERY PARDO-LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/28/2026

Notary Public
My Commission Expires: 09/28/26

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, I, ROBERT B. BARNETT, hereinafter "GRANTOR", do hereby quitclaim and by these presents do transfer and convey to JUSTIN H. BARNETT, his heirs, successors and assigns all of GRANTOR'S right, title and interest in certain real property located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 1247 on the map of Charlotte Park, Section 20, of record in Book 3600, Page 90, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Marauder Drive, common corner of Lots Nos. 1246 and ·1247; thence with the line between said two lots southwesterly 127.8 feet, thence south 51° 59' East, 114.72 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin northeasterly 100.0 feet to a point; thence around a curve· northwesterly 39.27 feet to a point in the southwesterly margin of Marauder Drive; thence with said margin northwesterly 115.00 feet to the point of beginning.

Being the same property conveyed to Robert B. Barnett and Justin H. Barnett by Warranty Deed of record in Instrument No. 20100630-0051201, Register of Deeds Office for Davidson County, Tennessee.

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

The property address is 6536 Thunderbird Drive, Nashville, TN 37209.

WITNESS my hand this 9th day of MAY, 2024.

Robert B Barnett

ROBERT B. BARNETT

STATE OF Florida)
COUNTY OF Okaloosa)

Before me personally appeared ROBERT B. BARNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 9th day of May, 2024.

HEATHER S. QUICK
MY COMMISSION # HH 362329
EXPIRES: February 14, 2027

Heather S. Quick

NOTARY PUBLIC
My Commission Expires: February 14, 2027