Karen Johnson Davidson County
Batch # 1139814 DEEDQC
05/28/2024 12:20:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240528-0039381

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Sarah Barham & Mary Barham
3819 Dartmouth Avenue
Nashville, Tennessee 37215

SEND TAX BILL TO:
Same

MAP/PARCEL:
116 08 0 117.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Sarah Barham, a single adult, and Mary Barham, a single adult, both sisters to one (1) another, wish to clarify the ownership of this real property, **as joint tenants with rights of survivorship**, to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and the West 10 feet front and 10.1 (erroneously referenced as 13.1 on the Deed in Instrument No. 20090401-0029219, Register's Office for said County) feet rear of Lot No. 9, on the Plan of Block C on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 and part of Lot No. 9 adjoin together 85 feet on the Southerly margin of Dartmouth Lane and extends back 172.2 feet on the Westerly line and 182.98 feet, more or less, on the Easterly line to a line in the rear measuring 85.7 feet thereon.

Being the same property conveyed to Landon A. Meier and Dorsey Kate Meier, husband and wife, by Warranty Deed from Peter B. Hemstead and Lisa Ann Hernstead, husband and wife of record in Instrument No. 20171205-0124171, in the Register's Office of Davidson County, Tennessee, dated December 4, 2017 and recorded on December 05, 2017.

Being the same property conveyed to Sarah Barham and Mary Barham by Landon A. Meier and Dorsey Kate Meier, husband and wife, by Warranty Deed of record in Instrument No. 20200909-0102796, in the Register's Office of Davidson County, Tennessee, dated September 8th, 2020 and recorded September 9th, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20130904-0093092.

Water Rights Agreement as set forth in instrument recorded in Book 1021, Page 420.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3888, Page 861 and Book 3956, Page 959.

Easement for the flow of the waters of the Sugartree Creek , and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek , free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Sugartree Creek.

The property is commonly known as 3819 Dartmouth Avenue, Nashville, Tennessee 37215.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to clarify succession of ownership. It is the desire and intent of Sarah Barham, a single adult, and Mary Barham, a single adult, both sisters to one (1) another, to own this real property as joint tenants with rights of survivorship.

I, the above listed owner, desire and intend for this real property to be owned as joint tenants with rights of survivorship.

Sarah Barham

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22ND of May, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

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I, the above listed owner, desire and intend for this real property to be owned as joint tenants with rights of survivorship.

Mary Barham

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22ND of May, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

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I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Sarah Barham

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd of May, 2024.

NOTARY PUBLIC

My commission expires:
JAN 29 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Mary Barham

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd of May, 2024.

NOTARY PUBLIC

My commission expires:
JAN 29 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.