Karen Johnson Davidson County
Batch# 1141633 DEEDQC
06/03/2024 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240603-0041207

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Joseph E. Varnell and Samantha Y. Varnell 1916 Shaylin Loop Nashville, TN 37013		173 05 0A 124.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Varnell and Samantha Varnell, Trustees of the Joseph and Samantha Varnell Living Trust, Dated March 4, 2022**, by these presents do hereby quitclaim and convey unto, **Joseph E. Varnell and Samantha Y. Varnell, husband and wife**, their successors, representatives, and assign, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Being all of Lot No. 124 (One Hundred Twenty Four) on the Plan of BARNES CROSSING, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and an Amended of record in Instrument Number 20051114-0136938, and Instrument No. 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Joseph Varnell and Samantha Varnell, as Trustees of the Joseph and Samantha Varnell Living Trust, Dated March 4, 2022, by Quitclaim Deed from Joseph E. Varnell, of record in Instrument No. 20220314-0029200, in the Register's Office of Davidson County, Tennessee, dated March 04, 2022, and recorded on March 14, 2022.

Being also known as 1916 Shaylin Loop, Nashville, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30th day of May, 2024.

John E Varnell
Affiant

My commission expires: (Affix Seal) 3.3.25

Notary Public

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of May, 2024.

The Joseph and Samantha Varnell Living Trust, Dated March 4, 2022

By: _____
Joseph Varnell, Co-Trustee

By: _____
Samantha Varnell, Co-Trustee

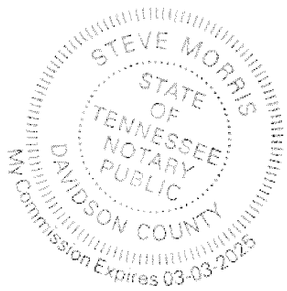
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Joseph Varnell and Samantha Varnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co-Trustees** of **the Joseph and Samantha Varnell Living Trust dated March 4, 2022**, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2024.

_____
Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 23, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25