# QUITCLAIM DEED

Karen Johnson
Batch # 1163496
07/29/2024 03:13:51 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240729-0057164

LB-QCD-24-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-8-2027

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marcelo Lemus** | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | **043-16-0-068-00** |
| **5751 Cane Ridge Rd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. BARNES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCELO LEMUS, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 17 on the Plan of Kingsway Green Subdivision, of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Barnes by Warranty Deed from JP Investment Group, LLC, a Tennessee Limited Liability Company, executed on 1/31/2022 and of record on 2/2/2022 as Instrument Number 20220202-0012486, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **125 Queen Ann Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 26 day of July, 2024.

Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. BARNES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of July, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212