Karen Johnson Davidson County
Batch# 1166880 DEEDQC
08/06/2024 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059744

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20241285R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 5 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 5/24/25

NEW OWNER:

Roberta Spinner Barnet
& Erica Kimball
991 Todd Preis Drive
Nashville, TN, 37221

SEND TAX BILLS TO:
New owner

MAP/PARCEL
142 05 0D 044.00

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Roberta Spinner Barnet (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Roberta Spinner Barnet and Erica Kimball, as joint tenants with the right of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 405, Building No. N, together with carport No 405 C, on the plan of Phase One, Section Four, River Plantation of record in Book 4860, Page 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Roberta Spinner Barnet by deed dated December 3, 2014 from Jennifer Austin, unmarried, of record in Instrument No. 20141204-0111203, Register's Office for Davidson County, Tennessee.

This property is commonly known as 991 Todd Preis Drive, Nashville, TN 37221.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 5 day of August 2024.

GRANTOR:

Roberta Spinner Barnet

Roberta Spinner Barnet

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roberta Spinner Barnet with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 5 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 August 5, 2024.

Date

Affiant Signature

8/5/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY