Karen Johnson Davidson County
Batch# 1189764 DEEDQC
10/04/2024 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241004-0077023

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map and Parcel No.
Vol Land Trust Donald Scott White & Karen I. White, Co-Trustees 1646 Highfield Lane Brentwood, TN 37027	Donald Scott White 1646 Highfield Lane Brentwood, TN 37027	Map 130 01 Parcel 210.00 (formerly PO Map 130 Parcel 99)

Sharon Leigh Owen
14038 Horseshoe Circle
Woodway, Texas 76712

Barnes Family Living Trust
Scott F. Barnes and Jennifer
W. Barnes, Co-Trustees
18903 Fortson Avenue
Dallas, Texas 75252

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jennifer Ward Barnes** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Scott F. Barnes and Jennifer W. Barnes, Co-Trustees, The Barnes Family Living Trust dated August 23, 2022** ("Grantee"), all of her interest, that being a one-third (1/3) interest as tenant in common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 34th Councilmanic district of Nashville, Davidson County, Tennessee being Lot 2 on the Plan of White Subdivision, recorded in Instrument No. 20040128-0010680, Register's Office for said County and more particularly described as follows:

Beginning in the south right of way of Page Road, 115.74 feet east of the southwesterly turn-out of said Page Road and U.S. Highway 70; thence with Page Road, along a curve to the right, having a radius of 691.78 feet, a distance of 95.82 feet to the west right of way of a 20 foot alley; thence leaving Page Road, along said alley, S 16° 00' W, 113.26 feet to the northeast corner of Lot 6 on the Plan of Highlands of Belle Meade No. 2, second revision, recorded in Book 1130, page 63, R.O.D.C.; thence along said Lot 6 N 70° 40' 45" W, 100.96 feet to the southerly corner

of Lots 1 and 2 shown on said Plan of White Subdivision; thence along Lots 1 and 2 N 20° 49' 58" E, 124.69 feet to the point of beginning and containing 0.27 acre, more or less, according to a survey dated January 23, 2004 by John Kohl and Company, P.C.

Being a portion of the same property interest conveyed to Donald Scott White, Sharon Leigh Owen, and Jenifer Ward Barnes, by Quitclaim Deed from Arlene Carol White, dated December 17, 2012, of record in Instrument Number 20121219-0117029, Register's Office for Davidson County, Tennessee.

Said property above described is conveyed subject to the agreement as to water rights as set out in the deed of record in Book 326, page 452, said Register's Office; reservation for a right-of-way for the present watermain which crosses a part of the property, the watermain leading from what is known as the Cheek Spring House on the west side of Highway No. 100 to what is generally known as Cheekwood, with the right of ingress and egress over the property to repair the watermain; restrictive covenants of record in Book 1303, page 693, said Register's Office, and additional restrictions of record in Book 1357, page 41, said Register's Office, which last named restrictive covenants apply to Blocks A, B, C and D, only as shown on the plan of record in Book 1130, page 62, said Register's Office; and said property is further conveyed subject to all the zoning laws now in effect in Davidson County, Tennessee, and all the rules and regulations of the Planning and Zoning Commission of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, encumbrances and easements as may affect the premises in accordance with the Plan of White Subdivision, recorded in Instrument No. 20040128-0010680, Register's Office for Davidson County, Tennessee, or any other instrument of record.

This is improved property known as **101 Page Road, Nashville, TN 37205**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 13th day of June, 2024.

Jennifer Ward Barnes

Jennifer Ward Barnes

STATE OF Dallas Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jennifer Ward Barnes**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2024.

Dina Brown
Notary Public

My Commission Expires:
08-29-2027

DINA BROWN
My Notary ID # 8375439
Expires August 29, 2027

STATE OF Texas

COUNTY OF Dallas

The actual consideration for this transfer is Zero Dollars ($0).

Jennifer Ward Barnes
Affiant

Sworn to and subscribed to before me, this the 13 day of June, 2024.

Dina Brown
Notary Public

My Commission Expires:
08-29-2027

DINA BROWN
My Notary ID # 8375439
Expires August 29, 2027

CERTIFICATE OF AUTHENTICITY

I, **Joshua G. Tillman,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on June 13, 2024 and authenticated according to law on October 3, 2024.

Affiant Signature

Dated: October 3, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Notary's Signature

My Commission Expires: 6-17-2028

Notary's Seal:

