Karen Johnson Davidson County Batch # 1189922 DEEDQC 10/04/2024 11:49:05 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241004-0077243	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant(s) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Carnahan	**SAME**	**171-04-C-067.00-CO**
(NAME) **803 Barrington Place Drive**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Gary Carnahan, died on May 30, 2023. **Wendy Free** was named as the Executrix in the Last Will and Testament of the late **Gary Carnahan. Wendy Free** was appointed Executrix of the **Estate of Gary Carnahan** on June 29, 2023, by order of the Probate Court for Davidson County, Tennessee, Docket No. 23P-1163.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Wendy Free**, pursuant to the Last Will and Testament of **Gary Carnahan,** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Gary Carnahan**, quitclaims to **Clay Carnahan, a single person,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being Lot No. 67 as set out on Exhibit "B" to the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0010701and corrected in Instrument No. 20051025-0128696, P. U. D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said plan prepared by Anderson Delk, Epps & Associates, Inc., R.I.S. No. 1660.618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37221.

Being the same property conveyed to Gary Ray Carnahan, unmarried, by Warranty Deed from Brenda K. Clampitt, an unmarried woman, of record in Instrument No. 20210713-0094002 Register's Office for Davidson County, Tennessee, dated July 2, 2021 and recorded on July 13, 2021.

This conveyance is subject to:

- *PUD Boundary Plan of Mayfair of record as Instrument Number 20050404-0036360, Register's Office Davidson County, Tennessee.*
- *Master Deed establishing a Horizontal Property Regime of Barrington Place of record in Instrument Number 20050914-0110701, re-recorded in Instrument 20051025-0128696 amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee.*
- *Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319, Book 7883, page 323, Register's Office for Davidson County, Tennessee.*
- *Easement, including Generators and Fuel Supply Systems of record in Instrument Number 20041109-0135895, in the Register's Office for Davidson County, Tennessee.*
- *Stormwater Detention Agreement of record in Instrument Number 20040907-0107770, in the Register's Office for Davidson County, Tennessee.*
- *Easement stated in Deed of record in Book 3280, Page 373, in the Register's Office for Davidson County, Tennessee.*
- *Any and all further existing easements and restrictions as shown of record not stated herein.*

Unimproved ( )
This is improved (X) property, known as: **803 Barrington Place Drive, Brentwood, TN 37027**

Witness our hands, this 27th day of September 2024.

Wendy Free, Executrix
Wendy Free
Executrix of the Estate of Gary Carnahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WENDY FREE, EXECUTRIX OF THE ESTATE OF GARY CARNAHAN,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public