Subject & Property Address: 7029 Cotton Blossom Lane, Nashville, Tennessee 37221

Map & Parcel: ~~20031105-0162470~~ 111-15-0-A-017.00

New Owner & Address:	**Send Tax Bill to:**
Birgit Atwood Barnes	**Birgit Atwood Barnes**
7029 Cotton Blossom Lane	**7029 Cotton Blossom Lane**
Nashville, Tennessee 37221	**Nashville, Tennessee 37221**

This instrument was prepared by: **Kayla O. Redmon**, Attorney at Law
109 Jennings Street, Franklin, TN 37064
(615) 790-0982; kayla@cpgfamilylaw.com

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

THIS INDENTURE made the 16th day of October, 2024, between **Stephen C. Barnes** ("Grantor") of the County of Davidson, State of Tennessee, and **Birgit Atwood Barnes** ("Grantee") of the County of Davidson, State of Tennessee (and their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: For good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Stephen C. Barnes** by these presents does hereby remise, convey and forever QUITCLAIM unto **Birgit Atwood Barnes** all of his right, title and interest in and to the below described tract or parcel of land more fully and completely described as follows:

The following described property located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

> Land in Davidson County, Tennessee, being all of Lot No. 79, SECTION I, ROLLING RIVER ESTATES, as shown by plat appearing of record in Plat Book 4860, page 27, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Woodrow W. Atwood, III, and Birgit A. Dinse, both unmarried, by Warranty Deed of record in Book 7203, page 642, and further conveyed to Birgit Dinse Atwood pursuant to the Final Decree of Divorce Docket #93D-3683, Circuit Court Clerk's Office for Davidson County, Tennessee, by Quitclaim Deed from Woodrow W. Atwood, I II, of record in Book 9412, Page 798, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1197596 DEEDQC
10/24/2024 10:46:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241024-0082683

Current Source of Title:
20031105-0162470

BAB

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This transfer is made pursuant to the provisions of Section 66-1-110, Tenn. Code Ann., and for the express purpose of terminating any and all marital interest of STEPHEN C. BARNES such that title to said property is hereby vested solely in BIRGIT ATWOOD BARNES.

WITNESS my hand this the 16th day of October, 2024.

STEPHEN C. BARNES

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said location, STEPHEN C. BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 16th day of October, 2024.

Notary Public

My commission expires: 9-27-2028

LINDSEY TATHAM FINCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY