Name and Address of New Owner:
Holdings Company LLC
9624 Deer Track Ct
Brentwood, TN 37027
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10504016500

Karen Johnson Davidson County
Batch# 1200503 DEEDQC
11/01/2024 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0085177

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher A. Barkley and Sally A. Barkley, husband and wife** "the Grantor," convey and quitclaim unto **Holdings Company LLC** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being West 80 feet of Lot Nos. 17, 20 and 21 on the Plan of John Trimbles Plan of National Hill of record in Plat Book 21, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said parts of said Lots front 80 feet on the South side of North Hill Street and runs back between parallel lines to the North line of Lot No. 24.
>
> Being the same property as conveyed to Christopher A. Barkley and Sally A. Barkley, husband and wife by Warranty Deed from Jennifer I. King, now known as Jennifer Isabel Shelton, married dated September 22nd 2017 and recorded October 4th 2017 of record in Instrument No. 20171004-0102070 in the Register's Office for Davidson County, Tennessee.

The is improved property, known as 39 N Hill Street, Nashville, TN 37210

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1 day of November, 2024.

Christopher A. Barkley

Sally A. Barkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of November, 2024, before me personally appeared **Christopher A. Barkley and Sally A. Barkley,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this __ day of November, 2024.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of November, 2024.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11.1.24 (date of document).

Affiant Signature

11.1.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

