Karen Johnson Davidson County
Batch# 1213735 DEEDQC
12/10/2024 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241210-0095790

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THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Barlow Builders, LLC **3020 Stansberry Lane, Suite 101** **Franklin, Tennessee 37069**	**NEW OWNER**	**P/O 131 08 0Z 026.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Amber Lane Development, LLC**, a Tennessee limited liability company (hereinafter called the **"Grantor")**, hereby quitclaims and conveys all of its right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee described as follows, unto **Barlow Builders, LLC,** a Tennessee limited liability company (hereinafter called the **"Grantees")**, its successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 26 as shown on the map entitled Monroe Subdivision, of record in Instrument No. 20220815-0092442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and which portion of said Lot No. 26 is more particularly described as follows:

LOT 26 REMOVED AREA DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE 25TH CIVIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AMBER LANE DEVELOPMENT, LLC OF RECORD IN INSTRUMENT NUMBER 20200106-001279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND ALSO BEING A PORTION OF LOT 28 AS SHOWN ON THE FINAL PLAT ENTITLED "RE-SUBDIVISION OF LOTS 26 & 28 MONROE SUBDIVISION" OF RECORD IN INSTRUMENT NUMBER 20241206-0094683, R.O.D.C.T., AND BEING BOUNDED ON THE NORTH BY THE BARLOW BUILDERS, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20230915-0072466, WHICH IS THE REMAINING LANDS OF SAID LOT 28, ON THE EAST BY THE REMAINING LANDS OF SAID AMBER LANE DEVELOPMENT, LLC PROPERTY AND BEING LOT 26 AS SHOWN ON SAID FINAL PLAT ENTITLED "RE-SUBDIVISION OF LOTS 26 & 28 MONROE SUBDIVISION", ON THE SOUTH BY THE GLENDALE WOODS TOWNHOMES CORPORATION PROPERTY OF RECORD IN INSTRUMENT NUMBER 20041230-0154870,

R.O.D.C.T., ON THE WEST BY THE OP MONROE PARTNERS LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20230105-0001117, R.O.D.C.T. AND BEING LOT 29 AS SHOWN ON THE FINAL PLAT ENTITLED "MONROE SUBDIVISION" OF RECORD IN INSTRUMENT NUMBER 20220815-0092442, R.O.D.C.T. BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS NO 1797 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NO 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH CAP STAMPED "RAGAN-SMITH ASSOC" IN THE NORTH LINE OF SAID GLENDALE WOODS TOWNHOMES CORPORATION PROPERTY AND BEING THE SOUTHEAST CORNER OF SAID LOT 29 AS SHOWN ON SAID FINAL PLAT ENTITLED "MONROE SUBDIVISION," SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, WITH THE EASTERLY LINE OF SAID LOT 29, NORTH 05 DEGREES 04 MINUTES 34 SECONDS EAST, 68.12 FEET TO A POINT; THENCE, CROSSING SAID LOT 28, SOUTH 84 DEGREES 55 MINUTES 26 SECONDS EAST, 42.91 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RAGAN-SMITH ASSOC" AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE, WITH THE WESTERLY LINE OF SAID LOT 26, SOUTH 07 DEGREES 40 MINUTES 39 SECONDS WEST, 70.23 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP AT THE NORTHEAST CORNER OF SAID GLENDALE WOODS TOWNHOMES CORPORATION PROPERTY; THENCE, WITH THE NORTHERLY LINE OF SAID GLENDALE WOODS TOWNHOMES CORPORATION PROPERTY, NORTH 81 DEGREES 59 MINUTES 10 SECONDS WEST, 39.78 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 2,858 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation of record in Instrument No. 20200106-0001279, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 06, 2020.

The intent of this Quitclaim Deed is for Barlow Builders, LLC, a Tennessee limited liability company to be the vested owner of the entire Lot 28 as shown on the Re-Subdivision of Lots 26 & 28 Monroe Subdivision of record as Instrument No. 20241206-0094683, Register's Office for Davidon County, Tennessee.

This property is known as **a portion of 1389 Duncanwood Court, Nashville, Tennessee 37204.**

WITNESS, the hand of the undersigned this 9 **day of December, 2024.**

Amber Lane Development, LLC

By: Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Jordan Clark, Company Representative of Amber Lane Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Amber Lane Development, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Jordan Clark, Company Representative of Amber Lane Development, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee Limited Liability Company as Company Representative.

Witness my hand and seal, at office in Franklin, TN, this 9 day of December, 2024.

My Commission Expires: 11/14/2028

Notary Public

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this **9th day of December, 2024**.

My commission expires: 11/14/2028

Notary Public

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/9/2024.

Date

Affiant Signature

12/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of December, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025