Karen Johnson Davidson County
Batch# 1228500 DEEDQC
01/21/2025 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004447

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

John Wynne Barton III, Trustee, Affiant

Subscribed and sworn to before me, this 31st day of December, 2024.

Notary Public
My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Wynne Barton III and Shannon Killeen Barton, Trustees 636 Belle Park Circle Nashville, Tennessee 37205	SAME	130 13 0A 009.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **John Wynne Barton III and wife, Shannon Killeen Barton**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Wynne Barton III and Shannon Killeen Barton, Trustees of the John & Shannon Barton Living Trust, established by the Revocable Trust Agreement of John Wynne Barton III and Shannon Killeen Barton dated December 31, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of December, 2024.

John Wynne Barton III

Shannon Killeen Barton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Wynne Barton III and Shannon Killeen Barton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2024.

My Commission Expires:

CHARLES DON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot(s) 9, as shown on the map entitled Final Plat of Fourth Revision of Jardin De Belle, of record as Instrument No. 20121218-0116472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Barton III and Shannon K. Barton, husband and wife, by deed from W. Hugh Nelson Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20150730-0074955, Register's Office for Davidson County, Tennessee.

John Wynne Barton III and John W. Barton, III, are one and the same person. Shannon Killeen Barton and Shannon K. Barton are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 636 Belle Park Circle, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12/31/24.

1/21/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

