THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch # 1234781 DEEDQC
02/06/2025 10:51:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250206-0009074

ADDRESS NEW OWNER: **FRANCES ELIZABETH FACHILLA**
3316 Moorewood Drive
Nashville, TN 37207

Send Tax Bills to: **New Owner**

MAP AND PARCEL: **050-11-0-015.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of FRANCES ELIZABETH FACHILLA V. CLARENCE EDWARD BARNES, Docket No. 24D900, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, **Clarence Edward Barnes**, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto **Frances Elizabeth Fachilla**, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 633, as shown on the map entitled Parkwood Estates, Section Four, of record in Plat Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

This is the same description as in the previous deed of record.

Being the same property conveyed to Frances Elizabeth Fachilla and husband, Clarence E. Barnes, as tenants by the entireties by Quit Claim Deed dated October 20, 2023, from Frances Elizabeth Fachilla, of record, Instrument No.20231026-0083998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 3316 Moorewood Drive, Nashville, TN 37207.

IN TESTIMONY WHEREOF I have executed this instrument this the 3rd day of December 2024.

CLARENCE EDWARD BARNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clarence Edward Barnes, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of December 2024.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 8, 2027

***This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(A).**