Karen Johnson Davidson County
Batch# 1242050 DEEDQC
02/28/2025 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0014914

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Laletta Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2025.

RUSSELL J. McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 08/14/25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:
Barbour Family Trust
920 Iroquois Trail
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
13D-19060

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Perrion Barbour and Laletta Smith,** each a married woman, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Barbour Family Trust**, under agreement dated February 27, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Being Lot No. 2 on the Map of Treppard Heights Subdivision, Section 5, as of record in Book 2663, page 100, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northwesterly margin of West Hamilton Avenue, said point being the common corner to Lots Nos. 1 and 2; thence with the margin of said Avenue, northeasterly 135 feet to a point at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a point in the southwesterly margin of Pheasant Drive; thence northwesterly along said margin of said Drive, 170 feet to a point; thence south 47 deg. 08' west 160 feet to a point, a corner of Lots Nos. 1 and 2, 195 feet to a point in the northwesterly margin of West Hamilton Avenue, the point of beginning.

Being the same property conveyed to Perrion Barbour and Laletta Smith, as tenants in common with rights of survivorship, by Quitclaim Deed from Rosetta Barbour, of record as Instrument # 20210611-0078984, Register's Office for Davidson County, Tennessee.

This is improved property known as 3308 West Hamilton Avenue, Nashville, TN 37218

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 27 day of February, 2025.

* By our signatures below, we each aver and testify that the property conveyed hereunder has not been either of our marital residences and is not subject to spousal rights.

Perrion Barbour

Laletta Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Perrion Barbour and Laletta Smith**, with whom I am personally acquainted (or who proved to me her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of February, 2025.

My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

2/27/25.

Date

Affiant Signature

2-27-25

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON