Karen Johnson Davidson County
Batch# 1242276 DEEDQC
02/28/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015231

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
Amy Renee Mariaskin 628 Harpeth Trace Drive Nashville, TN 37221	Central Loan Administration & Reporting P.O. Box 77404 Ewing, NJ 08628	143020A00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeremy Barr, unmarried**, by these presents does hereby quitclaim and convey unto, **Amy Renee Mariaskin, unmarried**, her heirs, successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson County**, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Harpeth Trace Estates, Phase Ill, as of record in Book 5200, Pages 751, 752 and 753, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederick W. Helfer and wife, Judith T. Helfer by Warranty Deed dated 12/06/1985 from John R. Beesley, 111, Trustee of record in Book 6729, Page 470, Register's Office for Davidson County, Tennessee. The said Frederick W. Helfer having since died and leaving his wife, Judith T. Helfer as the surviving tenant by the entirety.

Being the same property conveyed to Amy Renee Mariaskin and Jeremy Barr by Warranty Deed from Judith T. Helfer, dated May 20, 2015, of record in Instrument No. 20150528-0048986, Register's Office for Davidson County, Tennessee.

Being also known as 628 Harpeth Trace Drive, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of February, 2025.

Affiant

Notary Public

My commission expires: 01.24.2029

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of February, 2025.

Jeremy Barr

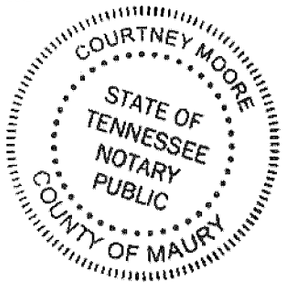
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2025.

Notary Public

My Commission Expires: 01.24.2029



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 28, 2025.

Affiant Signature

28th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028