This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1265910 DEEDQC
04/30/2025 09:56:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250430-0033238

New Owner:	Send Tax Bill:	Map/Parcel
Ralph E. Barnes and Judy E. Barnes, Trustees of the Barnes Joint Revocable Living Trust dated April 22, 2025, and any amendments thereto 700 New Hitt Lane Goodlettsville, TN 37072	Same as New Owner	018 11 0 032.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Judy E. Barnes
AFFIANT

Sworn to and subscribed before me this 22nd day of April 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RALPH E. BARNES** and **JUDY E. BARNES**, (Grantors), as husband and wife, by these present do hereby quitclaim and convey unto **RALPH E. BARNES AND JUDY E. BARNES, TRUSTEES OF THE BARNES JOINT REVOCABLE LIVING TRUST DATED APRIL 22, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lots No. 1, 2, 3 and 4 on the Plan of Charleston Square Subdivision, of record in Plat Book 4860, pages 37 and 38, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lots.

Being the same property conveyed to Ralph E. Barnes and wife, Judy E. Barnes, by deed from George B. Bess and wife, Dorothy F. Bess, of record in Book 10683, page 711, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 New Hitt Lane, Goodlettsville, TN 37072.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 22 day of April, 2025.

By: Ralph E Barnes
RALPH E. BARNES

By: Judy E. Barnes
JUDY E. BARNES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph E. Barnes and Judy E. Barnes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 22nd day of April, 2025.

RK
NOTARY PUBLIC
My Commission Expires on: 3/7/29

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029