Karen Johnson Davidson County
Batch# 1278498 DEEDQC
05/28/2025 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250528-0041878

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

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

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

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

My Commission Expires: _____

_____
Notary Public

ADDRESS NEW OWNERS:
Wenford and Nettie Barnes Revocable Trust
4437 Enchanted Circle
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
see attached

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Wenford Barnes and Nettie B. Barnes**, a married couple, 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 Trustees of the **Wenford and Nettie Barnes Revocable Trust**, under agreement dated May 27, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

SEE ATTACHED EXHIBIT A

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 May, 2025.

Wenford Barnes
Wenford Barnes

Nettie B. Barnes
Nettie B. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

My Commission Expires: _____

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

_____
Notary Public

Exhibit A

Property 1: Map-Parcel: 059-150-087.00; being 729 Vanderhorst Dr. Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Haynes Manor, Sec. 1, as of record in Book 3600, Page 85, Register's Office for said County. Said Lot No. 91 fronts 65.44 feet on the southerly side of Vanderhorst Drive, and extends back between lines, 135 feet to a dead line in the rear, and measures 63.5 feet.

Being all of the same property conveyed from Gwendolyn T. Cranford, Danita Johnson and Florence Estella Cranford to Wenford Barnes and Nettie B Barnes by Warranty Deed of record at Instrument No. 20161006-0105583, Register's Office for Davidson County, Tennessee.

Property 2: Map-parcel: 081-034-N-0-01.00CO, being 2112 15th Avenue North, Nashville, TN 37208

Land in Davidson County, Tennessee, being the Northerly 29 feet of Lot No. 45 and the Southerly 25 feet of Lot No. 46 in the Subdivision of James C. Owens Buena Vista Addition to Nashville, as of record in Book 57, Page 26, Register's Office for said County, Said parts of Lots No. 45 and 46 adjoin and front together 54 feet to the easterly side of 15th Avenue North, and run back between parallel lines 148 feet to an alley.

Being the same property conveyed to Wenford Barnes and Nettie B. Barnes by Special Warranty Deed from US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4 of record as Instrument No. 20100923-0075740, Register's Office for Davidson County, Tennessee.

Property 3: Map-parcel: 081-06-0-025.00, being 2606 Vance Avenue, Nashville, TN 37208

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 7886, Page 281, being known and designated as being all of Lot 1, Section 3, on a plan of Cumberland Gardens, recorded on 01/18/1961, filed in plat book record in Book 2854 at Page 146, in the Register of Deed's Office, Davidson County, Tennessee.

Being the same property conveyed to Wenford Barnes and Nettie Barnes by Special Warranty Deed from CitiFinancial Services, Inc., of record in Instrument No. 20130222-0017847, Register of Deed's Office, Davidson County, Tennessee.

Property 4: Map-parcel: 081-06-0-117.00, being 2610 Jenkins Street, Nashville, Davidson, TN 37208.

LAND in Davidson County, Tennessee, Lot 9, Cumberland Gardens, Section Five, as shown on plat of record in Plat Book 3300, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wenford Barnes and Nettie Barnes, by Special Warranty Deed from US. Bank, N.A., in its capacity as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2005-NC1, Mortgage Pass-through Certificates, Series 2005-NC1, of record in Instrument No. 20090812-0075896, Register of Deed's Office, Davidson County, Tennessee.

Property 5: Map-parcel: 059-13-0-143.00, being 248 Haynes Park Drive, Nashville, TN 37218

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF HAYNES PARK SUBDIVISION SECTION 3 OF RECORD IN PLAT BOOK 4460, PAGE 185, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Wenford Banes, by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., filed as Instrument No. 20081022-0105878, Register's Office for Davidson County, Tennessee.

Property 6: Map-parcel: 092-04-110.00, being 1212 Jackson Street, Nashville, TN 37208

LAND in Davidson County, Tennessee, being the easterly 8 feet of Lot No. 61 and the westerly 17 feet of Lot No. 62 on the Plan of Thomas Harding's First Addition to Nashville of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 61 and 62 adjoin and front together 25 feet on the northerly side of Jackson Street and run back between parallel liens 150 feet to an alley.

BEING the same property conveyed to Wenford Barnes by Warranty Deed from W. A. McWhirter and wife Mary E. McWhirter, of record in Book 6689, Page 240, in the Register's Office of Davidson County Tennessee.

Property 7: Map-parcel: 069-030-008.00, being 4006 Fairview Drive, Nashville, TN 37218

BEING lot No 35 of Block DD on the plan of Fairview subdivision of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, said lot No. 35 fronts 50 feet in the northerly side of Fairview Drive and runs back between parallel lines being 181.4 feet on the westerly side and 185.1 feet on the easterly side to a dead line in the rear on which measures 50.1 feet.

BEING a portion of the same land conveyed from Opal Marie Mayo, a widow, to Wenford Barnes etux, Nettie Barnes of record in Book 4820, page 12, Register's Office Davidson County, Tennessee.

Property 8: Map-parcel: 058-10-032.00, being 4437 Enchanted Circle, Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 16 on the Amended Final Plat of Enchanted Hills, Section 5, Phase 1, a Planned Unit Development, of record in Book 6900, Page 870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wenford Barnes and wife, Nettie B. Barnes, by Warranty Deed from Dwayne L. Bell d/b/a Excel and wife, Beverly B. Bell, of record in Book 9766, Page 938, Register's Office for Davidson County, Tennessee.

All the above legal descriptions based upon information provided by the Grantors and without the benefit of title searches. Scrivener makes no warranties as to the accuracy of the descriptions or derivations.

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

5/28/25.

Date

Affiant Signature

5-28-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2025.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)