This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1295594 DEEDQC
07/10/2025 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250710-0054168

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel B. Barge, III 213 Wilsonia Ave. Nashville, TN 37205	same	103 14 0 090.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Daniel B. Barge, III and wife, Susan A. Barge, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Daniel B. Barge, III (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hillwood Estates, Section Four, as of record in Book 2133, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 200 feet on the southerly margin of Wilsonia Avenue and runs back 310.3 feet, more or less, on the westerly side and 302 feet, more or less, on the easterly side to a line in the rear, measuring 180 feet.

Being the same property conveyed to Daniel B. Barge, III and wife, Susan A. Barge, by Warranty Deed dated December 29, 1987, from Daniel T. Smith and wife, Dana B. Smith, of Record in Book 7437, page 410, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 213 Wilsonia Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the Plan of record in Book 2133, page 4, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to vest title to the Property entirely in the name of Daniel B. Barge, III, and to dissolve the tenancy by the entirety interest of Daniel B. Barge, III and wife, Susan A. Barge pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 8 day of July, 2025.

Daniel B. Barge, III, Grantor

Susan A. Barge, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Daniel B. Barge, III, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 day of July, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Susan A. Barge, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 day of July, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
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COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Daniel B. Barge, III, Affiant

Subscribed and sworn to before me this 8 day of July, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 7/8/2025.

Carla L Lovell
Carla Lovell

7/8/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8 day of July, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

