Karen Johnson Davidson County
Batch# 1329850 DEEDQC
10/03/2025 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0078893

Prepared by:
The Law Office of Jami K. Averwater
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 22nd day of September 2025.

Notary Public
My commission expires: 2-24-26

JENNIFER RIDENOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Barnes Crossing Townhouse Owners' Association, Inc. 50 Vantage Way, Ste 100 Nashville, TN 37228	Ghertner & Company, LLC 50 Vantage Way, Ste 100 Nashville, TN 37228	**173/05/0A/279.00**

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Barnes Crossing, LLC, a Tennessee Limited Liability Company,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Barnes Crossing Townhouse Owners' Association, Inc., a Tennessee Non-Profit Corporation,** hereinafter the Grantee, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

Being all areas designated as "Common Area," "Common Elements," other common areas, sanitary sewer easement areas, drainage easements, detention and/or retention areas, sidewalk easements, and utility easement areas as shown on the Final Plat for Barnes Crossing PUD, of record in Instrument No. 20050128-0010427, and as further described in the Master Deed for Barnes Crossing, of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, as amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, all in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Barnes Crossing, LLC (a/k/a Barnes Crossings, LLC), by deeds of record in Instrument No. 20041207-0145544, as re-recorded in Instrument No. 20050203-0012945, and Instrument No. 20060117-0006147, both in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, including (without limitation) the Master Deed and By-Laws above referenced; (4) building restrictions; and (5) other matters of public record.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION, AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

Witness my hand this 22nd day of SEPTEMBER 2025.

BARNES CROSSING, LLC,
A Tennessee Limited Liability Company

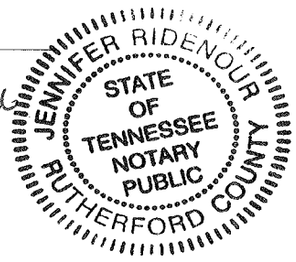
John D. Floyd
Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public, John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Barnes Crossing, LLC, a Tennessee Limited Liability Company, and is authorized to execute this instrument on behalf of Barnes Crossing, LLC, as its Chief Manager.

WITNESS my hand, at office this 22nd day of ~~August~~ September, 2025.

Jennifer Ridenour
Notary Public
My Commission Expires: 2-24-26



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/23/2025** (date of document).

Jami K Averwater

Affiant Signature

10/03/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3rd** day of **October**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

