Karen Johnson Davidson County
Batch# 1381845 DEEDQC
02/17/2026 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012433

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Jimmie Barnes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2026.

Notary Public
My Commission Expires: 8/19/28

CHARLES R. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO N E W O W N E R	MAP-PARCEL NUMBERS:
J and Y Collaborative Living Trust, Trustees.	(NAME) Jimmie Barnes	059 11 0 156.00
(ADDRESS) 691 Revels Drive	(ADDRESS) 713 Troy Drive	
(CITY) (STATE) (ZIP) Nashville, TN, 37207	(CITY) (STATE) (ZIP) Nashville, TN, 37207	

KNOW ALL MEN BY THESE PRESENTS that Jimmie Barnes 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, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Jimmie Lee Barnes, Trustee, or their successors in interest, of the J and Y Collaborative Living Trust, dated February 12, 2026, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 480 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

BEING the same property vested in U.S. BANK, NATIONAL ASSOCIATION, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20140312-0020743, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Jimmie Barnes by **Special Waranty Deed** from U.S. BANK, NATIONAL ASSOCIATION, successor by merger to U.S. BANK NATIONAL ASSOCIATION, N.D., dated June 16th, 2014 of recorded Instrument # 20140625-0055529, in the Register's Office for Davidson County, Tennessee.

This is improved property known 691 Revels Drive, Nashville, TN 37207 (a/k/a 691 Revels, Nashville, TN 37207).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 12th day of February, 2025.

GRANTOR:

Jimmie L Barnes

Jimmie Lee Barnes

[Notary signature on the following page]

---------- [Space Below This Line For Recording Data] ----------

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie Lee Barnes, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 12th day of February, 2026.

NOTARY PUBLIC

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 8/19/28

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Certificate of Authenticity

I, Charles Frazier, do hereby make an 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 12, 2026.

Charles Frazier, Esq, Attorney at Law
Dated: 02/12/2026

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 12th day of February 2026.

Luke Wingo- Notary Public

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

My Commission Expires: 07/30/2029