Karen Johnson Davidson County
Batch# 1381846 DEEDQC
02/17/2026 12:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012434

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Jimmie Lee Barnes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH 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, 5238B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) J and Y Collaborative Living Trust	(NAME) Tharpe and Brooks, Inc.	Map 59-6
(ADDRESS) 713 Troy Drive	(ADDRESS) 615 Peachtree Street N.E.	Parcel 34
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP) Atlanta, GA 30308	Tax Key #13DA35900

KNOW ALL MEN BY THESE PRESENTS that Jimmie Lee 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:

BEING Lot No. 40 on the Plan of Ewing Valley, Section 1, which is of record in Book 4300, Page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie L. Barnes et ux Yetta Barnes from Lawrence v. Hill et ux Helen L. Hill by **Warranty Deed**, dated December 20th, 1979, and recorded December 26th, 1979, of record in Book 5547, Page 418, Register's Office for Davidson County, Tennessee.

This improved property, known as 713 Troy Drive, Nashville, TN 37207.

[Space Below This Line For Recording Data]

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, 2026.

GRANTOR:

Jimmie Lee Barnes

---------- [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

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

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



My Commission Expires: 07/30/2029