Karen Johnson Davidson County
Batch# 1385163 DEEDQC
02/25/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0014911

**RECORD AND RETURN TO:**
Robert Franklin Barnett III
7351 Autumn Crossing Way
Brentwood, TN 37027

**QUITCLAIM DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of Feb, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Franklin Barnett III and Amornwan Duangkaew Barnett<br>7351 Autumn Crossing Way<br>Brentwood, TN 37027 | Same as Address of New Owner | 181-11-0-B-076.00 CO |

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Robert Franklin Barnett III,** hereinafter called the Grantor(s), has quitclaimed and by these presents does hereby quitclaim all his right, title and interest unto **Robert Franklin Barnett III and Amornwan Duangkaew Barnett, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 76 on the Final Plat of Concord Phase II, Phase 2, of record in Instrument 200711200136051, Register's Office for Davidson County, Tennessee, now known as The Hills at Concord Place, Phase Three, according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200509140110829, amended in Instrument 200612280160254, Instrument 200711290138688, Instrument 200712260147287, and Instrument 200806270066661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Franklin Barnett III, a single man by Warranty Deed dated August 15, 2014 from Lyndsey A. Westplah, n/k/a Lyndsey A. Todd, and husband Nicholas W. Todd, of record in Instrument number 20140818-0074684 in the Office of the Davidson County Register of Deeds..

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY HAND, this 24th day of February, 2026.

Grantor

**Robert Franklin Barnett III**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, JASON C. NGUYEN, **Robert Franklin Barnett III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th day of February, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

**THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED**

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 24, 26 (date of document).

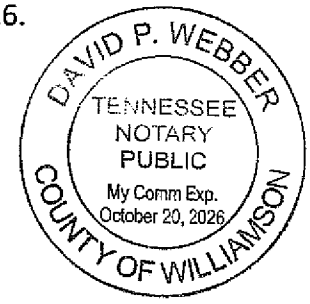
Jennifer Pennell

Feb 25, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 25, 2026.




Notary's Signature

My Commission Expires: _____

Notary's Seal