Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1416714 DEEDQC
05/06/2026 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040776

Stephen Douglas Barker, et ux.

TO:

Catherine Marie Barker and Stephen Douglas Barker, Trustees of the Barker Family Trust dated April 28, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 6th day of May, 2026, by **Stephen Douglas Barker and Catherine Marie Barker, husband and wife** ("Grantors"), to **Catherine Marie Barker and Stephen Douglas Barker, Trustees of the Barker Family Trust dated April 28, 2026, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a Condominium Apartment in Davidson County, Tennessee, being Unit No. 13, also known as Unit 1915, of Old Town Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit 'C' to the Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, Register's Office for said County, to which source reference is hereby made for more complete details of descriptions, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

SUBJECT to The Plan, with Owner's Certificate, of record in Exhibit C of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded

in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Old Town Homeowner's Association, Inc. of record in Book 6788, page 630, amended in Book 7605, page 192, said Register's Office

BEING the same property conveyed to Stephen Douglas Barker and Catherine Marie Barker, husband and wife, by Warranty Deed from Judith C. Wright and spouse J. Kelly Wright, Jr., dated May 21, 2025, and recorded on June 2, 2025, in Instrument No. 20250602-0043175, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (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, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **1915 Capers Avenue, Nashville, TN 37212**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Stephen Douglas Barker
Grantor

Catherine Marie Barker

Catherine Marie Barker
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen Douglas Barker and Catherine Marie Barker**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 6th day of May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer Wheeler

Notary Public

My Commission Expires: 11·5·29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Catherine Marie Barker and Stephen Douglas Barker, Trustees 4753 Estero Blvd., Apt. 505 Fort Myers Beach, FL 33931	Same/Owner	1915 Capers Avenue Nashville, TN 37212 104-08-0F-013.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 May 6, 2026.

Affiant Signature

5-6-2026
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
10th day of ~~April~~ May, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON