Karen Johnson Davidson County
Batch # 1418005 DEEDQC
05/08/2026 12:12:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 2026.

Notary Public

My Commission Expires: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PUTNAM BARNARD COMMUNITY PROPERTY REVOCABLE TRUST	**SAME**	**141-12-0B-019.00-CO**
(NAME) **600 Meadow Glen Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Sara K. Putnam, and Harold A. Barnard, II, Wife and Husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Harold Allen Barnard, II and Sara Kate Putnam, Trustees of THE PUTNAM BARNARD COMMUNITY PROPERTY REVOCABLE TRUST, dtd 04/30/2026,** established by **The Trust Agreement of THE PUTNAM BARNARD COMMUNITY PROPERTY REVOCABLE TRUST, dtd 04/30/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase I, Southampton of record in Plat Book 5200, Page 464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin M. Dobson and Craig N. Dobson, wife and husband, by Warranty deed from Amanda Thompson, an unmarried woman of record in Instrument No. 20120319-0023034 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 19, 2012.

Further being the same property conveyed to Sara K. Putnam, and Harold A. Barnard, II, Wife and Husband, from Erin M. Dobson and Craig N. Dobson, wife and husband, by Warranty Deed dated September 3, 2015, of record in Instrument No. 20150908-0091202, Register's Office for Davidson County, Tennessee.

The said Sara K. Putnam and Sara Kate Putnam are one in the same person for purposes of this transaction. Further, the said Harold A. Barnard, II and Harold Allen Barnard, II are one in the same person for purposes of this transaction.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented) all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

-Taxes for the year 2015 a lien, not yet due and payable.
-Subject to all matters shown on the Plan of record in Plat Book 5200, Page 464, Register's Office for Davidson County, Tennessee.
-Terms provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 5971, Page 839, amended in Book 6120, Page 450, Book 6231, Page 63, Book 6121, Page 430, Book 6624, Page 569 and Book 7140, Page 345, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
-By-Laws of record in Book 6355, Page 517, Register's Office for Davidson, County, Tennessee.
-Charter for Southampton, Homeowner's Association, Inc. of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.
-Deed of common areas to Southampton Homeowner's Association, Inc. of record in Book 7385, Page 769, in the Register's for Davidson County, Tennessee.
-Easement to South Central Bell Telephone of record in Book 6009, Page 51, in the Register's Office for Davidson County, Tennessee.
-Grant of Subdivision Sign Easement of record in Book 10504, Page 462, in the Register's Office for Davidson County, Tennessee.

Subject to right of others in and to the common areas and/or elements.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **1017 Blythe Ct. W, Nashville, TN 37221.**

Witness our hands, this the 30th day of April, 2026.

Sara K. Putnam
Sara K. Putnam

Harold A. Barnard II
Harold A. Barnard, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold A. Barnard, II** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 30th day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sara K. Putnam** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 30th day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public