Karen Johnson Davidson County
Batch # 1418005 DEEDQC
05/08/2026 12:12:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

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**	**155-16-0A-055.00-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 Putnam, and Harold Allen Barnard, II (joining with any marital interest he may possess),** 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. 47 on the Plan of Traceside, Section Two of record in Plat Book 7900, Page (s) 980 and 981, 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 Allen Langley Cox and Elizabeth Adams Cox, Co-Trustees of The Cox Family Trust dated October 4, 2019 by Quitclaim Deed from Allen L. Cox and Elizabeth Cox, husband and wife of record in Instrument No. 20191009-0103432 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 09, 2019.

Further being the same property conveyed to Sara Putnam, from Allen Langley Cox and Elizabeth Adams Cox, Co-Trustees of The Cox Family Trust dated October 4, 2019, by Warranty Deed dated November 15, 2024, of record in Instrument No. 20241122-0091414, Register's Office for Davidson County, Tennessee.

The said Sara Putnam and Sara Kate Putnam are one in the same person for purposes of this transaction.

This conveyance is subject to:
- *Taxes for the year 2025 and thereafter, not yet due and payable.*
- *Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 980 and 981 and Plat Book 421, page 135, Register's Office for Davidson County, Tennessee.*

• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as Amended and Restated in Book 9435, Page 493, Book 9677, Page 675 and Instrument No. 20001114-0112667, Instrument No. 20020111-0004996 and Instrument No. 200201160006610, Register's Office for Davidson County, Tennessee.
• PUD Boundary of record in Book 7900, Page 705, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
• Charter of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
• Common Area Conveyance to Home Owners' Association of record in Instrument Number 20000329-0031454 and Instrument No. 200003290031450, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easement of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.
• Easement to Harpeth Valley Utility District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sewer Line of record in Book 11564, Page 887. in the Register's Office for Davidson County, Tennessee.
• Dedication of Easement of record in Book 10053, Page 235, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5607, Page 882, in the Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Book 10355, Page 859, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **600 Meadow Glen Court, Nashville, TN 37221.**

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

Sara Putnam
Sara Putnam

Harold Allen Barnard II
Harold Allen 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 Allen 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 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