Karen Johnson Davidson County
Batch# 1421919 DEEDQC
05/19/2026 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260519-0044644

**Recordation Requested By/Return to:**
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26623538R

**This Instrument Prepared By:**
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JACOB BARKLEY AND<br>GRETCHEN THOMAS BARKLEY | JACOB BARKLEY AND<br>GRETCHEN THOMAS BARKLEY | 119-07-0-133-00 |
| 2433 GLENROSE AVE<br>NASHVILLE, TN 37210 | 2433 GLENROSE AVE<br>NASHVILLE, TN 37210 | |

Executed this 16 day of April 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JACOB BARKLEY AND GRETCHEN THOMAS BARKLEY, FORMERLY KNOWN AS GRETCHEN THOMAS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JACOB BARKLEY AND GRETCHEN THOMAS BARKLEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property known as, 2433 GLENROSE AVE, NASHVILLE, TN 37210
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of April, 20__

JACOB BARKLEY

GRETCHEN THOMAS BARKLEY, F/KA GRETCHEN THOMAS

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **JACOB BARKLEY AND GRETCHEN THOMAS BARKLEY, F/KA GRETCHEN THOMAS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/03/28

**OATH OF VALUE CONSIDERATION**

STATE OF PA
COUNTY OF Bucks

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 16 day of April, 2026.

Notary Public
My commission expires:

(seal)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries

Exhibit "A"
Legal Description

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF SECTION ONE, ROSEWOOD ESTATES, OF RECORD IN PLAT BOOK 4955, PAGE 29, 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 PREMISES CONVEYED UNTO JACOB BARKLEY AND GRETCHEN THOMAS, BY VIRTUE OF WARRANTY DEED FROM MATTHEW COCKROFT, A SINGLE MAN, DATED JULY 28, 2023, RECORDED JULY 31, 2023, IN INSTRUMENT: 20230731-0058838.**

**Tennessee Certification of Electronic Document**

I, Bennett Morrell, 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 4/16/2026 (date of document).

Affiant Signature

5/18/2026
Date

State of PA

County of Bucks

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries