Karen Johnson Davidson County
Batch# 1436548 DEEDQC
06/22/2026 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260622-0056009

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0** Affiant Sworn to and subscribed before me this 18th day of June, 2026. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

DANIEL WIDBOOM NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 18th day of June, 2026, among:

MICHAEL A. BARBER, A MARRIED MAN,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL BARBER LIVING TRUST DATED FEBRUARY 16, 2026,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit B of 2118 Natchez Trace Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 2118 Natchez Trace Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20151217-0127062, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 2118 Natchez Trace Townhomes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151217-0127062 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael A. Barber, a married man by Warranty Deed from Aspen Builders, LLC, a Tennessee Limited Liability Company dated May 15, 2017, and recorded May 17, 2017, at Instrument No. 20170517-0048775, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2118-B Natchez Trace, Nashville, TN 37212.

THIS DEED has been prepared solely upon information furnished by **Michael A. Barber.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MICHAEL A. BARBER

State of Tennessee
County of Marhsall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michael A. Barber**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2026.

Daniel Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Michael Barber Living Trust dated February 16, 2026
9416 Coxboro Drive
Brentwood, TN 37027

Responsible Party For Taxes:

Michael Barber Living Trust dated February 16, 2026
9416 Coxboro Drive
Brentwood, TN 37027

Tax Map and Parcel: 104-11-3C-2.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18, 2026.

Affiant Signature

06/18/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 18 day of June, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY