This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1441664
07/02/2026 08:20:01 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260702-0059652

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Patrick and Saijai Barnes Revocable Trust 809 Harpeth Knoll Road Nashville, TN 37221	Same as the New Owner	142-14-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SAIJAI N. BARNES and spouse, PATRICK A. BARNES,** (**"Grantors"**) do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE PATRICK AND SAIJAI BARNES REVOCABLE TRUST, under trust agreement dated June 24, 2026, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 676 on the plan of Section Three, Harpeth Woods, of record in Book 5200, page 270, Register's Office for said County.

Said Lot No. 676, which is a corner lot, fronts 138.1 feet on the southerly margin of Harpeth Knoll Road and fronts 103.6 feet on the easterly margin of Beech Bend Drive, said frontages being joined by a curve having a length of 37.5 feet, and extends back 135.2 feet on the southerly line and 120.4 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Saijai N. Barnes and spouse, Patrick A. Barnes by Warranty Deed from M. Craig Metz, a married man, dated December 31, 2007, recorded January 7, 2008, of record in Instrument No. 20080107-0001727 in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 24th day of June, 2026.

Pat A. Barnes
Affiant

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-10-2029

This is improved property known as 809 Harpeth Knoll Road, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of June, 2026.

Saijai N Barnes
SAIJAI N. BARNES

Pat A. Barnes
PATRICK A. BARNES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAIJAI N. BARNES**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of June, 2026.

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-10-2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK A. BARNES**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of June, 2026.

Notary Public

My Commission Expires: 