Karen Johnson Davidson County
Batch# 1445462 DEEDQC
07/13/2026 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260713-0062937

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of July, 2026.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/16/29

ADDRESS OF NEW OWNER:
Michael Barnes
903 Lake Park Drive
Gallatin, TN 37066

SEND TAX BILLS TO:
New Owner

Map & Parcel: P/O 33-304

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nashwood Real Estate, Inc., a Tennessee corporation**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Michael Barnes**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1240 Old Dickerson Pike, a Horizontal Property Regime with Private Elements of record as Instrument No. 20260710-0062585 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Nashwood Real Estate, Inc., a Tennessee corporation, as to a 50% interest and Michael Barnes, as to a 50% interest, from Equity Trust Co. Custodian FBO Edward W. Meek IRA, by Warranty Deed, of record in Instrument No. 20260513-0042983, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of July, 2026.

NASHWOOD REAL ESTATE, INC.

By: Derk Cheetwood
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Derk Cheetwood, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Nashwood Real Estate, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and seal, at office, this 9th day of July, 2026.

Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 9, 2026.

J. Carlton Drumwright

7/9/26
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/9/26.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY