Karen Johnson Davidson County
Batch # 1462899 DEEDQC
08/24/2026 11:49:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260824-0078354

***This deed is prepared at the request of the parties and no title search has been p taken from prior deed of record.**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Esq. 5016 Centennial Blvd., Ste. 200 Nashville, TN 37209 (615) 495-6000		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **The Kris A. Barnard Revocable Trust Agreement** **31 Skinner Rd.** **Colchester, CT 06415**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **084-14-0-107.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KRIS A. BARNARD, an unmarried woman, and ROBERT BARNARD, a married man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

THE KRIS A. BARNARD REVOCABLE TRUST AGREEMENT

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson, Tennessee, being Lot No. 73 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, 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 Kris A. Barnard, an unmarried woman, and Robert Barnard, a married man, as joint tenants with rights of survivorship, by warranty deed from Joseph A. Pizzini, a single man, of record in Instrument No. 20240822-0064733 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as **218 Amherst Drive, Nashville, Tennessee.**

WITNESS MY HAND this the 22 day of August, 2026.

KRIS A. BARNARD

ROBERT BARNARD

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KRIS A. BARNARD,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22 day of August, 2026.

NOTARY PUBLIC
My Commission Expires: 05-12-2030

DESTINY VENTURA MORENO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/12/2030
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROBERT BARNARD,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22 day of August, 2026.

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TENNESSEE NOTARY PUBLIC
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COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 22 day of August, 2026.

NOTARY PUBLIC
My Commission Expires: 05-12-2030

DESTINY VENTURA MORENO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/12/2030
COUNTY OF DAVIDSON