QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1467752 DEEDQC
09/03/2026 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2026.

Notary Public

Date of Expiration:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ben Reed Barton and Mary Barton	**Same**	**085150018.00**
(NAME)	(NAME)	
1437 Willowbrooke Circle		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ben Reed Barton, a married man ("Grantor")

does hereby quitclaim any interest Grantor may have unto

Ben Reed Barton and spouse, Mary Barton ("Grantee")

his/her/its/their heirs, successors and assigns, any and all interest in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point in the center line of Lebanon Pike, 210 feet northeast from the southeasterly corner of the H. R. McFayden Tract, being the southeasterly corner of this tract, thence north 45-1/2 degrees west 600 feet to a stake; thence north 39 degrees east 179-1/2 feet to a stake; thence south 45- 1/2 degrees east 600 feet to the center line of Lebanon Pike; thence along the center line of the same, south 36-1/2 degrees west 103 feet; thence south 42 degrees, 20' west 112 feet to the beginning.

BEING THE SAME property conveyed to Ben Reed Barton by Quitclaim Deed from David Kennedy Jr., Trustee, of record in Instrument Number 20160127-0007767, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: **3016 Lebanon Road, Nashville, TN 37214**

Witness our hands this the 28 day of August, 2026.

BEN REED BARTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN REED BARTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of August, 2026.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **John Bishop** 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 this the 28 day of August, 2026.

Affiant Signature
Date 8/28/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

