BILL GARRETT, Davidson County
Trans:T20090084384 DEEDQC
Recvd: 12/15/09 09:31 2 pgs
Fees:12.00 Taxes:0.00
20091215-0114099

This Instrument Prepared by:
JACOB T. THORINGTON
43 Music Square West
P. O. Box 121857
Nashville, TN 37212

The actual consideration or value whichever is greater for this transfer is $ -0- .

Lindy Burns
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 14th day of December, 2009.

DELEEN COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-22-2012

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Lindy M. Burns
923 Hermitage Ridge
Hermitage, TN 37076

SEND TAX BILLS TO:

SAME

MAP & PARCEL NO.

Map 74-4
Parcel 81

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, I, **Anthony Scott Burns,** by these presents do hereby quitclaim and convey unto **Lindy M. Burns,** to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

BEING Lot No. 54 on the Plan of Hermitage Hills, Section Twelve, of record in Book 4675, page 125, Register's Office of Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description.

BEING the same property conveyed to Lindy M. Burns and husband, Anthony Scott Burns, by Deed recorded 8/21/06, Instrument # 20060821-0102978, in the Register's Office of Davidson County, Tennessee. The said Lindy M. Burns and Anthony Scott Burns having since been divorced by Final Decree of Divorce on the 15 day of December, 2009, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-220, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THE said Lindy M. Burns and Lindy Marie Burns, is one and the same person.

THIS is improved property known as 923 Hermitage Ridge, Hermitage, TN 37076.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 17th day of November, 2009.

ANTHONY SCOTT BURNS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY SCOTT BURNS,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 17th day of November, 2009.

DEBRA K. PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1/23/10