BILL GARRETT, Davidson County
Trans:T20140025004 DEEDQC
Recvd: 04/14/14 10:41 2 pgs
Fees:12.00 Taxes:0.00

20140414-0030911

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero ($0.00) dollars.

Gina Burgess
Affiant

Subscribed and sworn to before me on this 3rd day of April, 2014.

A. Scott Hubbard
Notary Public
My Commission Expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument was prepared by:

A. Scott Hubbard
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner
Gina Burgess
3222 Mexico Drive
Nashville, Tennessee 37218

Send Tax Bills To:
NEW OWNER

Map-Parcel Numbers:
Map 080-08, Parcel 266

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Gina Burgess, the legal heir of Scrouger Sampson, Jr., and Annette Thresa Sampson, A/K/A Annette T. Sampson, Grantor,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, remises, releases and forever quitclaims unto **Gina D. Burgess, Grantee (being one and the same person as the Grantor, Gina Burgess),** her heirs and assigns, all the estates right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Scrouger Sampson, Jr., and wife, Annette T. Sampson, by Warranty Deed dated August 13, 1971, from Eldredge M. Dorris and wife, Minnie J. Dorris, of record in Book 4529, page 929, Register's Office for Davidson County, Tennessee. Annette T. Sampson, A/K/A Annette Thresa Sampson, died September 2, 2012. Scrouger Sampson, Jr., died September 12, 2012. Per the "Order Admitting Will To Probate And Establishing Title To Certain Real Estate And Personal Property" which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 14P-412, for the Estate of Scrouger Sampson, Jr., for the purpose of establishing a muniment of title to real estate and personal property pursuant to Tennessee Code Annotated § 32-2-111 (and similar Order filed in Case No. 14P-413, for the Estate of Annette Thresa Sampson), Gina Burgess was found to be the legal heir of Scrouger Sampson, Jr., and Annette Thresa Sampson, A/K/A Annette T. Sampson, and the vested owner of the real property that is the subject of this instrument.

Gina Burgess and Gina D. Burgess is one and the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters shown on any plat of record, as well as other matters of record, including any encumbrances, restrictive covenants, easements, or other matters as may affect the premises found of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3222 Mexico Drive, Nashville, Tennessee 37218.

WITNESS MY HAND this 3rd day of April, 2014.

X Gina Burgess
Gina Burgess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Burgess, with whom I am personally acquainted, or whose identity was proven to me based on satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 3rd day of April, 2014.

My Commission Expires: 1-24-17

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY