Davidson County DEEDQC
Recvd: 05/05/16 16:07 4 pgs
Fees:22.00 Taxes:0.00
20160505-0044822

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Carolyn Burgess
310 Pullen Avenue
Nashville, TN 37207

Property Tax ID#: 071 11 0 171.00
File #: FNTGI-101054085-102726

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, CAROLYN BURGESS, f/k/a CAROLYN M. BURGESS SELLERS, as Grantor, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit CAROLYN BURGESS, unmarried, as Grantee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 071 11 0 171.00

Commonly Known As: 310 Pullen Avenue, Nashville, TN 37207

Prior Deed recorded 09/25/2014 as Instrument 201409250088239 Davidson County Court Clerk's Office.

Witness our hands this the 12 day of April, 2016.

CBurgess f/k/a Carolyn M Burgess Sellers
CAROLYN BURGESS, f/k/a
CAROLYN M. BURGESS SELLERS

STATE OF TN }

COUNTY OF DAVIDSON }

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by CAROLYN BURGESS, f/k/a CAROLYN M. BURGESS SELLERS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 12 day of April, 2016.

Notary Public
My Commission expires: 1/8/19

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

CBurgess f/k/a Carolyn M Burgess Sellers
CAROLYN BURGESS, f/k/a
CAROLYN M. BURGESS SELLERS

Subscribed and sworn to before me this the 12 day of April, 2016.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST HALF OF LOT NO. 53 ON THE PLAN OF TRINITY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 35, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID WESTERN HALF OF LOT 53 FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF PULLEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED FIFTY (150) FEET TO AN ALLEY.

Parcel ID: 071 11 0 171.00

Commonly known as 310 Pullen Avenue, Nashville, TN 37207
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **CAROLYN M. BURGESS SELLERS, UNMARRIED** BY DEED RECORDED ON **September 25, 2014** IN **Instrument: 201409250088239**

True Copy Certification

I, Jessica Allen, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me Alfonso Sanchez Jr. , a notary public for this county and state, Jessica Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017
Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017