Prepared By:
Terry L. Waters
2745 Jacob Dr...
Thompson Station, TN 37179

Name and Address for New Owner:

Sarah Elizabeth Burns and Angela Rochella Burns
4304 Hopewood Drive
Nashville, Tennessee 37211

Name and Address of Entity Responsible for Payment of Real Property Taxes

Sarah Elizabeth Burns and Angela Rochella Burns
4304 Hopewood Drive
Nashville, Tennessee 37211

Map Parcel:
Map 147-8
Parcel 231

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of all of which are hereby expressly acknowledged, 4304 HOPEWOOD DRIVE, NASHVILLE, TENNESSEE, acting by and through Sarah Elizabeth Burns, it only authorized person as directed by order of the Register's Office for Davidson County, Tennessee, dated March 31, 2017 hereby quitclaim, transfer and convey unto Sarah Elizabeth Burns (self) and Angela Rochella Burns (daughter), its successors and assigns, all the right, title and interest of 4304 Hopewood Drive, Nashville, Tennessee, the following tract or parcel of land situated within the corporate limits of Davidson County, Nashville, Tennessee with the appurtenances and estate thereunto belonging in fee simple, to wit:

Land in Davidson County, Tennessee, being Lot No. 56, Section 4, Beverly Heights of record in Book 5200, Page 263, Register's Office for said County, to Which reference is made for a more complete description.

Bing the same property conveyed to William B. McCormick et ux Sherri L McCormick by deed from William F. Jayne et ux Patricia C. Jayne, of record in Book 6070, Page 14, Register's Office for Davidson County, Tennessee.
Source of title Book 9325 Page 863
This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD THE SAME unto Sarah Elizabeth Burns, their heirs and assigns all the, title and interest and benefit is and to the above described tract of land forever. I covenant with the said Sarah Elizabeth Burns that I am lawfully seized of the above described parcels of land and have good right to convey them and at the same are unencumbered. We further bind ourselve, our heirs and assigns to forever warrant and defend the title of said land to Sarah Elizabeth Burns, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized persons this the 31 day of March, 2017. Being to same property conveyed to Grantors in Book 5200 page 263

BILL GARRETT, Davidson County
Trans:T20170027738 DEEDQC
Recvd: 04/03/17 10:58 2 pgs
Fees:12.00 Taxes:0.00
20170403-0032098

By: Sarah E. Burns

By: Angela R. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally apperared before me, Valerie D. Vaughn, a Notary Public, in and for said State and County, the within named *Sarah Elizabeth Burns and Angela Rochella Burns* personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) whose name (s) is (are) subscribed to the within instrument and Acknowledged to me that he (she) (they) executed the same in his/her authorized capacity (ies), and by his (she) (thr) signature on the instrument that person(s) executed the instrument.

Witness my hand and official seal a Nashville, Tennessee, his the 31, day of March, 2017

My Commission expires: Nov. 10, 2017

Valerie Vaughn
Notary Public

VALERIE VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of **Tennessee** – County of ***Davidson***

I hereby affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the value of the property transferred, whicherver is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Sarah E. Burns
Affiant (Sarah Elizabeth Burns)

x Angela R. Burns
Affiant (Angela Rochella Burns)

Subscribed sworn to before me, this 31 day of March, 2017.

My Commission expires: Nov. 10, 2019

Valerie Vaughn
Notary Public

VALERIE VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING ADVICE WAS ASKED FOR OR PROVIDED TO PARTIES.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTER'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.