This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Davidson County DEEDQC
Recvd: 06/28/17 14:44 4 pgs
Fees:22.00 Taxes:0.00
20170628-0065187

QUITCLAIM DEED

TITLE OF DOCUMENT

17035375

ADDRESS NEW OWNER AS	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
FOLLOWS: Monsieur	Monsieur S Burgess	Map/Parcel:
Shawnellias Burgess	3040 Cody Hill Road	172 12 0B 334.00
3040 Cody Hill Road	Nashville, Tennessee 37211	
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Shawnnellias Burgess, a single man, who acquired title without marital status** by these presents do hereby quitclaim and convey unto the said **Monsieur Shawnellias Burgess, a single man, as his sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Correcting title holder's name.

This is unimproved ( ) property known as 3040 Cody Hill Road, Nashville, Tennessee 37211
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

AFTER RECORDING RETURN TO:
ADVANCED TITLE & SETTLEMENTS, LLC
9208 LEE AVE
MANASSAS, VA 20110
File #17-8550-FL

Witness our hand this 19th day of June, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Monsieur Shawnellias Burgess a/k/a
Shawnnellias Burgess

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Tonya Cantrell, a Notary Public in and for said County and State, **Monsieur Shawnellias Burgess a/k/a Shawnnellias Burgess** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 19th day of June, A.D., 2017.

NOTARY STAMP/SEAL

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

NOTARY PUBLIC
Notary Commission Expires: 9/7/2020

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 19th day of June, 2017.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 231, BRADFORD HILLS, SECTION FOURTEEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 739, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Shawnnellias Burgess by Deed from Thomas Sterling Mills and Leslie L. Mills, husband and wife of record in Document No. 20101005-0079714, said Register's Office.

Certificate of Authenticity

I, Lori Uhalley, 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 document executed and authenticated according to law.

Lori Uhalley

State of Ohio

County of Summit

I, Thomas R Rutherford, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Lori Uhalley, I have witnessed.

T. R. Rutherford

Thomas R Rutherford
Notary's Signature

Commission Expires: 10/13/2021

NOTARIAL SEAL
STATE OF OHIO

Thomas R. Rutherford
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 10/13/2021