Bill Garrett Davidson County
Batch# 77160 DEEDQC
04/09/2018 09:03:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180409-0032941

QUITCLAIM DEED

GRANTORS:
Laura Beth Piazza, Executrix
Laura Beth Piazza,
Individually
Laura Beth Piazza, Trustee
130 Woodmont Blvd.
Nashville, TN 37205

GRANTEE:
Laura Beth Piazza, Trustee
f/b/o The Chad Burns Trust
and Laura Beth Piazza,
Individually
130 Woodmont Blvd.
Nashville, TN 37205

SEND TAX BILL TO:
Same as Before

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Laura Beth Piazza
AFFIANT

Sworn to and subscribed to before me on this the 31st day of March 2018.

5-3-21
Comm. Exp.

Notary Public

CHARLES D. BURRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MAP PARCEL NO.
128 14 0 177.00

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Whereas, by a deed of record as instrument number 20010418-0038521 in the Register's Office for Davidson County, Tennessee, Teresa Burns, one and the same person as Teresa Jean Burns, was conveyed the hereinafter described real estate in Davidson, County Tennessee, described as follows:

Land in Davidson Count, Tennessee, being Lot No. 43 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for Davideson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all conditions and easements of record including, but not limited to all matters appearing on the plan of Stacy Square, Section 2, in Book 4175, page 30, and the restrictive covenants contained in Book 4265, page 777 and Book 4379, page 833 in said Register's office.

This conveyance is subject to a deed of trust of record as instrument number 10031014-0152009 is said Register's Office.

Being the same property conveyed to Teresa Burns by a deed from Carol Lynn Sumner and husband, Walter C.G. Schneider, Jr. of record as instrument number 20010418-0038521 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 8028 Stallion Ct., Nashville, TN, 37221

Whereas, the said Teresa Burns died on March 6, 2017, leaving a Last Will that has been admitted to probate in Davidson County, Tennessee in docket number 17-P-998, and

Whereas, the undersigned Laura Beth Piazza was named to be the personal representative for the estate, and

Whereas, the Laura Beth Piazza, individually and as trustee, for the benefit of the Chad Burns Trust, a trust created by the last Will of Teresa Burns ("the Trust") are the sole residual beneficiaries of the estate.

Now, therefore, for and in consideration of the premises, the undersigned grantors do hereby quitclaim and convey unto Laura Beth Piazza, individually, and Laura Beth Piazza, trustee, for the benefit of the Chad Burns Trust a one-half (1/2) undivided interest in the within described real estate for the Trust and for Laura Beth Piazza, individually.

Witness our hands on this the 31 day of March, 2018.

Laura Beth Piazza
Laura Beth Piazza, Grantor

Laura Beth Piazza
Laura Beth Piazza, Trustee, Grantor
f/b/o Chad Burns Trust

State of Tennessee
County of Davidson

Personally appeared before me, Charles C. Burridge, of said county, the within named Laura Beth Piazza, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for herself individually and as trustee of the Chad Burns Trust and for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2018.

comm. exp. 5-21-18

Charles C. Burridge
Notary Public

CHARLES C. BURRIDGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

PREPARED BY:
Charles C. Burridge, Atty
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