Bill Garrett Davidson County
Batch# 106412 DEEDQC
06/19/2018 10:55:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180619-0058858

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Robert Wayne Burns, Trustee Burns Living Trust dtd 6/18/18 3716 Valley Ridge Dr. Nashville, TN 37211	Same	133110 19000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert Wayne Burns**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Robert Wayne Burns, Trustee,** of the **Burns Living Trust dtd 6/18/18** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No.193 on the Plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93 Register's Office for said county.

Said Lot 193 fronts 130.0 feet on southerly margin of Valley Ridge Drive and extends back 172.0 feet on southeasterly line and 172.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to Robert W. Burns and wife, Alicia M. Burns by Warranty Deed, from James W. Butler and wife Patricia C. Butler, of record in Book 10441, page 859 Register's Office for Davidson County, Tennessee dated May 5th, 1997.

Being the same property conveyed to Robert Wayne Burns from Robert Wayne Burns and Alicia M. Burns by Quitclaim Deed singed June 14, 2013 and recorded on June 19, 2013 in the Register's Office of Davidson County as instrument number 20130619-0062637.

Subject to restrictions of record in Book 4065, page 763 and Book 4082, page 106 said Register's Office. This conveyance is subject to any and all existing easements of record.

This is improved property known as ***3716 Valley Ridge Dr., Nashville, TN 37211.***

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 18 day of June, 2018.

Robert Wayne Burns, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Robert Wayne Burns, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2018.

Notary Public

My Commission Expires: 9/20/20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Robert Wayne Burns, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 18th day of June, 2018.

Notary Public

My Commission Expires: 9/20/20