Karen Johnson Davidson County
Batch# 188333 DEEDQC
01/25/2019 11:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190125-0007476

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 24th day of January, 2019. Notary Public My Commission Expires:

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael D. Burns, Trustee 1292 Claylick Road White Bluff, Tennessee 37187	SAME	092 11 0 004.00 092 11 0 371.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael D. Burns and wife, Glenda S. Burns, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the

Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael D. Burns, Trustee of the Burns Family Living Trust,** established by the Revocable Trust Agreement of Michael D. Burns and Glenda S. Burns dated January 24, 2019, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of January, 2019.

Michael D. Burns

Glenda S. Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Burns and Glenda S. Burns, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2019.

My Commission Expires:

JEFFREY A. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Descriptions

092 11 0 004.00 – 2314 Clifton Avenue, Nashville, Tennessee 37209

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 19 and parts of Lot Nos. 20, 21 and 22, of the Joseph W. Bell Plan, a plat of which is of record in Plat Book 21, page 13, in the Register's Office of Davidson County, Tennessee, being together with a portion of Pearl Street, a 19.5 feet wide alley closed, vacated and abandoned by Metropolitan Ordinance No. 79-1252, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way (40 feet wide) of Clifton Avenue, said pin being North 83 degrees 31 minutes 00 seconds West 273.45 feet along said right-of-way from its intersection with the westerly right-of-way (50 feet from the centerline of the westerly track) of the CSX Transportation Railroad, and also being the southeast corner of the herein described tract; Thence, with said northerly right-of-way of Clifton Avenue, North 83 degrees 31 minutes 00 seconds West 126.67 feet to a point; Thence, leaving said right-of-way with an agreement line, of record in Deed Book 9428 page 506 in the Register's Office of Davidson County, Tennessee, as follows: North 4 degrees 17 minutes 13 seconds East 100.05 feet with the plane of the western eave of an existing building to a PK nail, South 84 degrees 54 minutes 09 seconds East 5.83 feet with the plane of the northern eave of said building to a PK nail, North 3 degrees 59 minutes 02 seconds East, entering another building and following the centerline of a partition wall for an approximate distance of 82 feet inside of said building, and then continuing on the same line through an open building, and then continuing on the same line a total distance of 199.39 feet to an iron pin intersecting the southeasterly right-of-way (25' from the center of the southerly tract) of the Illinois Central Railroad; Thence, with a curve in said southeasterly right-of-way concave to the southeast and having a radius of 2669.66 feet, northeasterly an arc distance of 174.46 feet through a central angle of 3 degrees 44 minutes 39 seconds to an iron pin; Thence, leaving said right-of-way with the westerly boundary line of property owned by Porcelain Industries, Inc. of record in Deed Book 7211 page 568 in said Register's Office, and following an existing chain link fence, South 7 degrees 05 minutes 00 seconds West 406.50 feet to the beginning containing 1.068 acres. According to a survey by Joe M. Cummings, RLS #1513, dated May 12, 1997.

Being the same property conveyed to Michael D. Burns and wife, Glenda S. Burns, by deed from Bull3294 Na8466, LLC, a Tennessee series limited liability company, of record as Instrument No. 20190529-0050901, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 Clifton Avenue, Nashville, Tennessee 37209.

092 11 0 371.00 – 2318 Clifton Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lots 21, 22, 24, 25, 27, and all of Lot 23 and part of a closed alley as shown on Joseph W. Bell's Subdivision of record in Plat Book 21, Page 13, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing "X" chiseled in concrete on the northerly right of way line of Clifton Avenue, 40 feet in width, at a corner common with the property conveyed to David W. Wingfield of record in Book 10460, Page 81;

Thence with the northerly right of way line of Clifton Avenue, North 82 deg. 47 min 29 sec West, 381.48 feet to an iron rod set on the southerly right of way line of CSX Railroad; Thence leaving the northerly right of way line of Clifton Avenue with the southerly right of way line of CSX Railroad for the following three calls:

1) North 56 deg. 49 min 13 sec East, 297.86 feet to an iron rod set
2) South 82 deg. 47 min 29 sec East, 23.15 feet to an iron rod set
3) North 56 deg. 49 min 13 sec East, 163.96 feet to an iron rod set at a corner common with said David W. Wingfield;

Thence with the westerly line of Wingfield for the following three calls as outlined in a property line agreement of record in Book 9428, Page 506;

1) South 04 deg. 41 min 44 sec West 199.32 feet to a PK nail set,
2) North 84 deg. 04 min 54 sec West 5.83 feet to an existing PK nail
3) South 05 deg. 06 min 28 sec West, 100.05 feet to the point of beginning;

Said property containing 58,442 square feet or 1.342 acres more or less according to an unrecorded survey by R. Scott Cherry, TN No. 1512, July 13, 2014.

Being the same property conveyed to Michael D. Burns and wife, Glenda S. Burns, by deed from Michael D. Burns, of record as Instrument No. 20150202-0009577, Register's Office for Davidson County, Tennessee.

This is improved property known as 2318 Clifton Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

