Karen Johnson Davidson County
Batch# 208748 DEEDQC
03/22/2019 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190322-0026337

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Charles Edwin Burns, Jr., Trustee 303 Artesa Dr. White House, TN 37188	Same	072 09 0 253.00

Quitclaim Deed to Trustee

Grantor: Charles E. Burns, Sr. and wife, Joyce Ann Burns
Grantee: Charles Edwin Burns, Jr., Trustee of the Irrevocable Trust of Charles E. Burns, Sr. and wife, Joyce Ann Burns, dated January 11, 2019

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 15 on the Map of Eskridge Subdivision of part of the W. B. Franklin property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Charles Edwin Burns et ux Joyce Ann Burns, by deed from Mildred Hopkins, unmarried, of record in Book 5137, Page 169, Register's Office for Davidson County, Tennessee, and Charles Edwin Burns and Charles E. Burns, Sr. being one and the same person.

This is improved property, known as: 1013 Fair win Ave., Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Charles E. Burns Sr.
Charles E. Burns, Sr., Grantor

Joyce Burns
Joyce Ann Burns, Grantor

State of Tennessee
County of Sumner

On January 11, 2019, personally appeared before me, Charles E. Burns, Sr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

____
Notary Public

My commission expires: 8/27/2022

State of Tennessee
County of Sumner

On January 11, 2019, personally appeared before me, Joyce Ann Burns, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

____
Notary Public

My commission expires: 8/27/2022

* *

State of Tennessee
County of ____________

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

____
Charles Edwin Burns, Jr., Trustee
Grantee

Sworn to and subscribed before me on January 14, 2019.

____
Notary Public

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 04/19/2021

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Chris Johnson, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 8/27/2022

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER