QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **James S. Burton, Trustee** **461 Ewing Lane** **Nashville, TN 37207**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **MAP 60-1** **PARCEL 9** **13DA-26755**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

James S. Burton, an unmarried man,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

James S. Burton, Trustee of the
James S. Burton Revocable Living Trust dated March 13, 2019

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Aldrich Heights Subdivision, Section II., recorded in Book 2133, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James S. Burton by warranty deed from John Gamble Carter, Jr. and wife, Martha R. Carter, of record in Book 7611, Page 745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions, and setback lines, easements, and rights of way for public utilities.

Note: James S. Burton, Grantor and James S. Burton, Trustee, are one and the same person.

This is improved property known as **461 Ewing Lane, Nashville, TN 37207.**

Karen Johnson Davidson County
Batch# 223838 DEEDQC
04/30/2019 12:54:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190430-0039898

WITNESS MY HAND this the 13th day of March, 2019.

James S. Burton

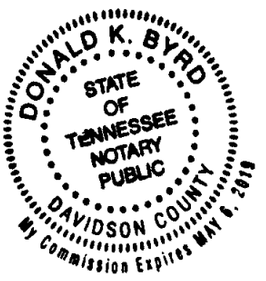
JAMES S. BURTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **JAMES S. BURTON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: May 6, 2019



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 13th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: May 6, 2019

