Karen Johnson Davidson County
Batch# 238701 DEEDQC
06/04/2019 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190604-0053316

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 Maury) The actual consideration for this transfer is $--NONE--. Margaret G. Burke, Trustee Margaret G. Burke, Trustee, Affiant Subscribed and sworn to before me, this 3rd day of May, 2019. LUIS RAFAEL SANCHEZ-GUAL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY Notary Public My Commission Expires: 08/20/2019

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Margaret G. Burke and/or William M. Burke, Trustees 351 Celebration Circle Franklin, Tennessee 37067	SAME	043 11 0 084.00 043 11 0 085.00

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, and for the purpose of re-titling trust realty to reflect the fact that there are now two Trustees instead of a single Trustee, I, **Margaret G. Burke,**

Trustee of the Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, hereinafter called the Grantor, hereby remise, release and quitclaim all of my right, title and interest in the real property in the State of Tennessee more particularly described on Exhibit A attached hereto, and incorporated herein by reference, unto **Margaret G. Burke and/or William M. Burke, Trustees of the Margaret G. Burke Living Trust,** established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, as amended and restated on April 24, 2019, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 my hand this 3rd day of May, 2019.

Margaret G. Burke
Margaret G. Burke

LUIS RAFAEL SARACUAL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret G. Burke, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of May, 2019.

My Commission Expires: 08/20/2019

Notary Public

EXHIBIT A

Legal Descriptions

043 11 0 084.00 – 306 Rio Vista Drive, Madison, Tennessee 37115
043 11 0 085.00 – 302 Rio Vista Drive, Madison, Tennessee 37115

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the Anderson Estates, as of record in book 1130, page 37, Register's Office for said County, being Lots Nos. 27 and 28 of Block "A" on the plan of Eller and Vandiver's Subdivision of the easterly part of said Lot No. 10, not of record, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 1253 feet north of the northerly margin of Dupont Avenue, being the northwest corner of the property conveyed to James C. Eller by deed from Rudolph M. Eller et al, of record in Book 1684, page 99, said Register's Office; thence with said Eller's northerly line, eastwardly 263.4 feet to low water mark of Cumberland River; thence with said River northwardly 100.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 259 feet to the easterly margin of Rio Vista Drive, thence with said Drive, southwardly 100 feet to the beginning.

Being the same property conveyed to Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, by deed from Margaret G. Burke, of record as Instrument No. 20040115-0006509, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 302 & 306 Rio Vista Drive, Madison, Tennessee 37115.

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)

