THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 242840 DEEDQC
06/13/2019 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190613-0056822

31903-1
Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Russell Burnett<br>1144 Antioch Pike<br>Nashville, TN 37211 | New Owner | 13405000700 |

# QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Russell Burnett, Russell Burnett d/b/a Mighty Distributing System, Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee, and Russell Burnett d/b/a Mighty Distributing System of Tennessee (hereinafter collectively referred to as the "Grantor"),** by these presents does transfer, convey and quitclaim unto **Russell Burnett, an individual** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit (the "Real Estate"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mill Creek Subdivision Re-subdivision of Lots 4 through 7, as of record in Instrument No. 20030331-0041889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System by Deed dated September 15th, 1994 from Metro Employees Credit Union of record in Book 9470, page 25, Register's Office for Davidson County, Tennessee. (As to previous Lot No. 5)

And being all of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee by Deed dated October 11th, 1991 from Leonard R. Starkey, Michael Hopson and Barry Hopson of record in Book 8462, page 660, Register's Office for Davidson County, Tennessee. (As to previous Lot No. 6)

And being all of the same property conveyed to Russell Burnett and Donald R. Mullins d/b/a Mighty Distributing System of Tennessee, a partnership by Deed dated June 15th 1984 from Grady L. Sartain, unmarried, of record in Book 6316, page 428 and the said Donald R. Mullins further conveyed his interest to Russell Burnett d/b/a Mighty Distributing System of Tennessee by Quitclaim Deed dated March 17th, 1989, of record in Book 7811, page 661, Register's Office for Davidson County, Tennessee. (As to previous Lot No. 7)

This Real Estate is more commonly known as 1142-1144 Antioch Pike, Nashville, TN 37211.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor for the purpose of consolidating the respective individual and proprietorship interests referenced herein, and vesting same in the individual Grantee.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2019.

Russell Burnett

Russell Burnett d/b/a Mighty Distributing System

Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee

Russell Burnett d/b/a Mighty Distributing System of Tennessee

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell Burnett, as an individual, and d/b/a Mighty Distributing System, and d/b/a Mighty Distributing System of Middle Tennessee, and d/b/a Mighty Distributing System of Tennessee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019