QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 267323 DEEDQC
08/06/2019 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190806-0077929

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 THE 17 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/23/28
(AFFIX SEAL)

AMANDA J ARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Toby Neil Tate and Stacey D. Tate	**SAME**	
(NAME) **1010 Due West Ave**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	**051-01-0-008.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANICE M. BURD, A WIDOW,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **TOBY NEIL TATE, AN UNAMRRIED MAN, AND STACEY D. TATE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of Due West Alley Acres, not of record, described according to a survey made by H.R. Swann, Jr., Surveyor, as follows:

Beginning on the northerly margin of Due West Avenue at the corner of Lots Nos. 13 and 14, being 1955.97 feet east of the easterly margin of the Dickerson Road; thence and with said Avenue, eastwardly 100 feet to the comer of Lots No. 14 and 15; thence with the line between said two lots, northwardly 598.20 feet; thence westwardly 100 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, southwardly 592.95 feet to the beginning.

Being the same property conveyed to Kenneth Robert Burd and Janice M. Burd, husband and wife by Quitclaim deed from Kenneth Robert Burd of record in Instrument No. 20110624-0048448 Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 24, 2011.

Kenneth Robert Burd having since died on March 31, 2014, vesting property in Janice M. Burd as the remaining tenant by the entirety.

This is ( ) **unimproved** (x) **improved** property known as: **1010 Due West Ave Madison, TN 37115**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 17 day of July, **2019.**

Janice M. Burd

Janice M. Burd

STATE OF Tennessee
COUNTY OF Sumner

On this 17 day of July, 2019, before me personally appeared **Janice M. Burd** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17 day of July, 2019.

Tamara V. Mingle

Notary Public

My Commission Expires: My Commission Expires August 30, 2021

(SEAL)

TAMARA V MINGLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Amanda Arthur, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Amanda Arthur, 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: 06/29/2021

