AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike, Suite J-1
Plymouth Meeting, PA 19462
File No. R19TN103340

Karen Johnson Davidson County
Batch# 308620 DEEDQC
10/30/2019 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191030-0111611

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 096-09-0-154-00

QUITCLAIM DEED

THIS DEED made and entered into on this 30th day of October, 20 19, by and between **Mildred F. Burton, individually and as surviving spouse of James L. Burton, who died on February 21, 2005,** a mailing address of 2834 Emery Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Louis E. Piche, Jr. and Mildred F. Burton, husband and wife, as tenants by the entirety,** a mailing address of 2834 Emery Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2834 Emery Drive, Nashville, TN 37214

Being the same property conveyed to James L. Burton et ux Mildred F. Burton in a Deed from John W. Keathley and et ux Viola M. Keathley recorded under Book 4560, Page 889, recorded on 12/14/1971 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mildred F. Burton

Mildred F. Burton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Mildred F. Burton, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 30th day of Oct, 2019.

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mildred F. Burton
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of Oct, 2019

Notary Public
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Name and address for person(s) responsible for taxes:
Louis E. Piche, Jr.
Mildred F. Burton
2834 Emery Drive
Nashville, TN 37214

Name and address of property owner:
Louis E. Piche, Jr.
Mildred F. Burton
2834 Emery Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 285, on the Map of Cloverhill Subdivision, Section VI, as of record in Book 2133, Page 89, Register's Office for said County.

Said Lot No. 285 Fronts 90 Feet on the Northerly side of Emery Drive and Runs Back 162.1 Feet on the Westerly Line and 161.6 Feet on the Easterly Line to a Dead Line Measuring 90 Feet thereon.

Parcel ID Number: 096-09-0-154-00

Property Address: 2834 Emery Drive, Nashville, TN 37214

True Copy Certification

I, Michael Owens, 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.

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 09/09/2020
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
KENNETH S. KONDRAD, Notary Public
Philadelphia County
My Commission Expires September 9, 2020
Commission Number 1209826