Karen Johnson Davidson County
Batch# 333223 DEEDQC
12/23/2019 10:45:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0132189

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 19 day of December 2019. _____ Notary Public My Commission Expires: 10/23/2023

CAMEO LANE HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Ellis Justin Burgess and Keri Sue Burgess 522 Avondale Park Blvd Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 141 05 0A 651.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ellis J. Burgess, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Ellis Justin Burgess and Keri Sue Burgess, husband and wife** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 651 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellis J. Burgess, married from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed recorded on May 28th, 2015 in Instrument No. 20150528-0049116, Register's Office of Davidson County, Tennessee.

Ellis J. Burgess and Ellis Justin Burgess being one and the same person.

This is property known as 522 Avondale Park Blvd Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of December 2019.

Ellis J Burgess

Ellis J. Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellis J. Burgess,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of December 2019.

Notary Public

My Commission Expires: 10/23/23

CAMEO LANE HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY