Prepared by Sonya Shelton
3756 Pin Hook Rd.
Antioch, TN. 37013

New Owner/Tax Bills send to Gloria L. Burton 104 Catamaran Court. Nash, TN. 37217

Karen Johnson Davidson County
Batch# 358271 DEEDQC
02/14/2020 08:48:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200214-0016957

Quitclaim Deed

RECORDING REQUESTED BY Gloria Burton
AND WHEN RECORDED MAIL TO:
Tarnya Burton-Sanders, Sandra Mullins, Gloria Burton, Grantee(s)
104 Catamaran CT
Nashville, TN 37217
Consideration: $ No Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 13605001800
PREPARED BY: Future Force Enterprises, INC certifies herein that he or she has prepared this Deed.

Signature of Preparer

2-11-2020
Date of Preparation

Printed Name of Preparer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
14 Day of Feb, 2020
AHayes, Deputy Register

THIS QUITCLAIM DEED, executed on February 14, 2020 in the County of Davidson, State of Tennessee by Grantor(s), Gloria Burton, whose post office address is 104 Catamaran CT, Nashville, TN 37217, to Grantee(s), Tarnya Burton-Sanders, Sandra Mullins, Gloria Burton, whose post office address is 104 Catamaran CT, Nashville, TN 37217,

WITNESSETH, that the said Grantor(s), Gloria Burton, for good consideration and for the sum of zero ($0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Gloria L. Burton
Signature of Grantor

Gloria Burton
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Tarnya Burton-Sanders
Signature of Grantee

Tarnya Burton-Sanders
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Sandra Mullins
Signature of Second Grantee (if applicable)

Sandra Mullins
Print Name of Second Grantee (if applicable)

Gloria L. Burton
Signature of Third Grantee

Gloria Burton
Print Name of Third Grantee

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On February 14, 2020, before me, Monica S. Howse, a notary public in and for said state, personally appeared, Gloria L. Burton

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Monica S. Howse

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____

(Seal)

MONICA S. HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/05/12 11:58 3 pgs
Fees:18.00 Taxes:621.60
20121005-0091426

ADDRESS NEW OWNER:
Gloria Burton
104 Catamaran Court
Nashville, TN 37217

SEND TAX BILL TO:
Owner or Lender

MAP/PARCEL 136-05-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Amy Borchardt, unmarried** , has this day bargained and sold, and does hereby transfer and convey unto **Gloria Burton,** an unmarried woman, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bayview, Section Two, of record in Book 9700, page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with Easement of record in Instrument Number 20010315-0024647, Register's Office for Davidson County, Tennessee, dated February 7, 2001.

Being the same property conveyed to Amy Borchardt by Quitclaim Deed from Lee J. Borchardt of record in Instrument Number 20110324-0022867, Register's Office for Davidson County, Tennessee, dated March 11, 2011. See Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennesse, styled Amy Sue Borchardt vs. Lee Joe Borchardt, Case No. 11D-67.

This is improved property known as: **104 Catamaran Court, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made All matters shown on the

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