Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 369114 DEEDQC
03/09/2020 08:49:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200309-0025867

Prepared by: Daniel Burton
60 Music Square East, Suite 390
Nashville TN 37203

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Allison Jacob and Ella Burton c/o 1009 Southside GP 60 Music Square East, Suite 390 Nashville TN 37203	**New Owner**	**105-01-2D-001.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Daniel C. Burton, Trustee of the Burton Family Trust under the Burton Family Irrevocable Trust Agreement dated November 16, 2012,** by these presents does hereby quitclaim and convey unto, **Allison Jacob, an undivided 50% interest, and Ella Burton, an undivided 50% interest, as tenants in common,** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units 1009-A, as shown on the map entitled attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160606-0056478 and amended in Instrument No. 20170815-0083709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANIEL C. BURTON, TRUSTEE OF THE BURTON FAMILY TRUST UNDER THE BURTON FAMILY IRREVOCABLE TRUST AGREEMENT DATED NOVEMBER 16, 2012, by deed from CATES BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180419-0036742, dated April 18, 2018, said Register's Office.

This is improved property known as **1009-A Southside Avenue, Nashville, TN 37203.**

The purpose of this Quitclaim Deed is to vest fee simple title and an undivided 50% interest in Allison Jacob and an undivided 50% interest in Ella Burton, as tenants in common.

This Quitclaim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

WITNESS MY HAND this 12th day of April 2019.

TRUSTEE

Daniel C. Burton, Trustee of the Burton Family Trust under the Burton Family Irrevocable Trust Agreement dated November 16, 2012,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of April, 2019, before me personally appeared **Daniel C. Burton,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 12th day of April 2019.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Carrie Borden

NOTARY PUBLIC

My commission expires: 12/6/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 12th day of April, 2019.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Carrie Borden

Notary Public

My commission expires: 12/6/21