This instrument prepared by and after recording return to:

Perrone & Young, P.C.
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 390369 **DEEDQC**
04/23/2020 11:43:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200423-0042656

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Daniel C. Burton 60 Music Square East Suite 390 Nashville, TN 37203	Daniel C. Burton 60 Music Square East Suite 390 Nashville, TN 37203	Parcel No. 105-02-1E-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **YVONNE BURTON, an unmarried woman** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **DANIEL C. BURTON, an unmarried man** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2020 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 22nd day of April, 2020.

GRANTOR:

Yvonne Burton
YVONNE BURTON

STATE OF TN)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Yvonne 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2020.

Carrie Borden
Notary Public

My Commission Expires:
12/6/21

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

AFFIDAVIT OF VALUE

I, Kim Sewell, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 22nd day of April, 2020.

Kim Sewell

Carrie Borden
Notary Public

My Commission Expires: 12/6/21

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

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in Instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to YVONNE BURTON, by deed from DUANE HARRISON AND DONNA HARRISON, of record in Instrument No. 20180614-0057106, dated May 25, 2018, said Register's Office.