Karen Johnson Davidson County
Batch# 398233 DEEDQC
05/11/2020 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200511-0048646

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
First American Title Company – Concord, 1855 Gateway Blvd., Ste. 700, Concord, CA 94520

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
James R. Burnett and Randolph A. Lake	James R. Burnett	150 05 0 364.00
352 Clearwater Drive	352 Clearwater Drive	
Nashville, TN 37217	Nashville, TN 37217	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JAMES R. BURNETT and RANDOLPH A. LAKE who acquired title erroneously as RANDOLF A. LAKE, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JAMES R. BURNETT and RANDOLPH A. LAKE, hereinafter referred to as "Grantee", whose mailing address is: 352 Clearwater Drive, Nashville, TN 37217, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot No. 38B on the Revised Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lot Nos. 10-16 and 18-43, of record in Plat Book 5200, Page 577, revised in Plat Book 6250, Page 111 and Plat Book 6900, Page 256, Register's Office for said County, to which reference is hereby made for a more complete description.

Tax ID No.: 150 05 0 364.00

Being all of that certain property conveyed to James R. Burnett and Randolf A. Lake, as joint tenants with rights of survivorship, from National City Bank of Indiana, by Deed dated May 30, 2006, and recorded June 16, 2006, in Instrument No. 20060616-0071843, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 352 Clearwater Drive, Nashville, TN 37217.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of June, 2019.

James R. Burnett
JAMES R. BURNETT

Randolph A. Lake
RANDOLPH A. LAKE who acquired title erroneously as RANDOLF A. LAKE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JAMES R. BURNETT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of June, 2019.

Tonya Greer
Notary Public
My Commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RANDOLPH A. LAKE who acquired title erroneously as RANDOLF A. LAKE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of June, 2019.

Tonya Greer
Notary Public
My Commission expires: Le. 19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 310.00 .

James R. Burnett Randolph A. Lake

Affiant/Grantee

Subscribed and sworn to before me this 20 day of June , 2019.

Tonya Greer

Notary Public

My Commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEING LOT NO. 38B ON THE REVISED PLAN OF EDGE-O-LAKE, SECTION 21, ZONE LOT DIVISION OF LOT NOS. 10-16 AND 18-43, OF RECORD IN PLAT BOOK 5200, PAGE 577, REVISED IN PLAT BOOK 6250, PAGE 111 AND PLAT BOOK 6900, PAGE 256, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JAMES R. BURNETT AND RANDOLF A. LAKE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM NATIONAL CITY BANK OF INDIANA, BY DEED DATED MAY 30, 2006 AND RECORDED JUNE 16, 2006 IN INSTRUMENT NO. 20060616-0071843 OF OFFICIAL RECORDS.

Commonly known as: 352 CLEARWATER DRIVE, NASHVILLE, TN 37217

APN #: **15005036400**

True Copy Certification

I,___Deneisha Simpson_____, 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 executed and authenticated according to law.

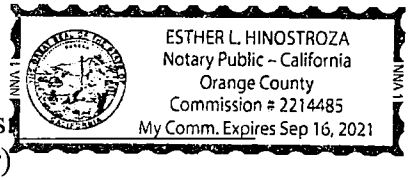
Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, ____Deneisha Simpson_____ 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
Notary' Seal (if on paper)