Karen Johnson Davidson County
Batch# 476438 DEEDQC
09/16/2020 09:59:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200916-0105637

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Larry Joe Burroughs 2414 Lloyd Avenue Nashville, TN 37218	Larry Joe Burroughs 2414 Lloyd Avenue Nashville, TN 37218	Map 70, parcel 5 Map 70-5, parcel 1.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Gina Burroughs v. Larry Joe Burroughs, Davidson County Fourth Circuit Court, No. 20D-894, and the actual consideration given for the transfer is $0.00.

Larry Joe Burroughs
Affiant

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2020.

Notary Public

My Commission Expires: 5/9/2023

KELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Gina Burroughs ("Grantor") and Larry Joe Burroughs ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Gina Burroughs v. Larry Joe Burroughs, Davidson County Fourth Circuit Court, No. 20D-894; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Gina Burroughs, the Grantor, does hereby convey, remise, release and forever quitclaim unto Larry Joe Burroughs, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Tract 1: Map 70, parcel 5. Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the northwesterly half of Lot No. 19 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the southwesterly margin of Bellfield Avenue, 150 feet northwesterly from the northwesterly margin of Courtney Avenue; thence with the southwesterly margin of the said Bellfield Avenue, northwestwardly 150 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots, southwestwardly 100 feet to the corner of Lots Nos. 18 and 19; thence with the line between Lots Nos. 18 and 19, southeastwardly 150 feet; thence northeastwardly and parallel with the northwesterly margin of said Courtney Avenue, 100 feet to the beginning.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, a ½ undivided interest, and Joe Burroughs and wife, Gina Burroughs, a ½ undivided interest, by Warranty Deed executed on August 18, 2003, of record at Instrument No. 20111117-0090155, Register's Office for Davidson County, Tennessee.

Tract II: Map 70-5, parcel 1.00. Land in Davidson County, Tennessee, described as follows:

Being the northeasterly part of Lot No. 16 on the Plan of H.E. Simpkins' Division of the L.G. Curtis Lands, as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Lloyd Avenue, 220 feet North of the corner of Lots Nos. 16 and 17; thence with the center of said Avenue, northwardly 150 feet to the northeast corner of Lot No. 16; thence with the northerly line of same, westwardly 267 feet; thence southeasterly 281 feet, more or less, to the beginning.

Being the same property conveyed to Joe Burroughs and wife, Gina Burroughs by Warranty Deed executed on August 18, 2003, of record at Instrument No. 20111117-0090155, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record at Instrument No. 20131115-0118329, Register's Office for Davidson County, Tennessee.

This is property known as 2414 Lloyd Avenue, Nashville, TN 37218.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of Sept., 2020.

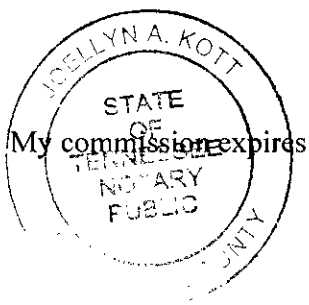
Gina Burroughs
GINA BURROUGHS

STATE OF TENNESSEE)

COUNTY OF Davidson)
)

GINA BURROUGHS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2020.



Joellyn A. Kott
Notary Public

My commission expires: 5/9/2023