Karen Johnson Davidson County
Batch# 585357 DEEDQC
03/05/2021 12:14:30 PM 6 pgs
Fees: $33.00 Taxes: $333.00
20210305-0029276

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 21020024

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $90,000.00

Lynn Conklin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th DAY OF February, 2021.

STATE OF TENNESSEE NOTARY PUBLIC

Shelby B Watson
NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES NOVEMBER 3, 2024

Address of New Owner	Send Tax Bills To:	Tax Information:
Phillip R. Burnett 3690 Richbriar Circle Nashville, TN 37211	Same	Map/Parcel 119-02-0-145.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 11th day of February, 2021, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lynn Conklin, Terry Blaine Carty, Susan Adelle Carty Wilburn, and Mark Franklin Carty,** Grantors, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Phillip R. Burnett,** Grantee, his heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of the Re-subdivision of Lot Nos. 7, 8, 9, 10 and part of Lot Nos. 6, 11, 12, and 13 Cumberland Nurseries, as of record in Book No. 332, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charlie M. Burnette and wife, Sarah Eudora Burnette, by Warranty Deed from W. F. Rader and wife, Gladys Rader, dated 09/25/1952 and recorded on 09/30/1952 at Book 2096, Page 165, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sarah Eudora Burnett (aka Sarah Eudora Burnette) by Quitclaim Deed from Charlie M. Burnett (aka Charlie M. Burnette) dated 10/06/1978 and recorded on 10/16/1978 at Book 5351, Page 330, Register's Office for Davidson County, Tennessee. Sarah Eudora Burnett having since died intestate on or about 09/07/2009, property vested in her heirs at law: Patricia B. Carty and Phillip R. Burnett (see Affidavit of Heirship of record in Instrument No. 20200821-0094395, RODCT). Patricia B. Carty having since died testate on or about 02/19/2019,

according to the terms of her Last Will and Testament, property vested in: Rita Lynn Jackson Shockley (aka Lynn Conklin), Terry Blaine Carty, Susan Adelle Carty Wilburn, and Mark Franklin Carty (in the Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 20P1591).

This is improved property known as:
105 Rose Street, Nashville, TN 37210

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Lynn Conklin,** has caused this instrument to be executed, this the 11 day of February, 2021.

Lynn Conklin

Lynn Conklin

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lynn Conklin,** 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.

This the 11 day of February, 2021.

Shelby L. Watson

NOTARY PUBLIC
My Commission expires: MY COMMISSION EXPIRES NOVEMBER 3, 2024

SHELBY L. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

IN WITNESS WHEREOF, **Terry Blaine Carty,** has caused this instrument to be executed, this the 11 day of FEBRUARY, 2021.

Terry Blaine Carty

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Terry Blaine Carty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 11 day of February, 2021.

NOTARY PUBLIC
My Commission expires: 09/02/2024

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, **Susan Adelle Carty Wilburn,** has caused this instrument to be executed, this the 11th day of February, 2021.

Susan Adelle Carty Wilburn

Susan Adelle Carty Wilburn

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Susan Adelle Carty Wilburn,** 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.

This the 11th day of February, 2021.

Tyrone Johnson

NOTARY PUBLIC
My Commission expires: My Commission Expires July 3, 2023

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, **Mark Franklin Carty,** has caused this instrument to be executed, this the 12 day of February, 2021.

Mark Franklin Carty

STATE OF Tennessee
COUNTY OF Bedford

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mark Franklin Carty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 12 day of February, 2021.

NOTARY PUBLIC
My Commission expires: 1/2/24

TABITHA R. STEM
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 4th day of March, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY