Karen Johnson Davidson County
Batch# 643859 DEEDQC
05/25/2021 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210525-0070798

New Owner
John T. Burnett
4517 Xavier Drive
Antioch TN 37013

Send tax bills to:
New Owner.

PREPARED BY:
ARMISTEAD LAW GROUP, PLLC
Cathryn R. Armistead (BPR# 034698)
1050 Hamilton Station Blvd Suite 200
Lebanon, Tennessee 37087

QUIT CLAIM DEED

TAX IDENTIFICATION
Map 6D 34072

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN T. BURNETT**, a single man (hereinafter known as the "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SARAH MYRIAM BURNETT** (a single woman) and **JOHN T. BURNETT** (a single man), ("hereinafter known as Grantees") their successors and assigns, forever, as joint tenants with right of survivorship, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 61 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office, Davidson County, Tennessee.

Said Lot no. 61 fronts 75 feet on the west side of Druid Drive and runs back between parallel lines 150 feet to a deadline.

Being the same property conveyed to John Thomas Burnett by Deed from Roy S. Jones and wife Cynthia L. Jones, on August 3, 1976, of record in Book 5053 Page 504, Register's Office for Davidson County, Tennessee.

Being also known as 2727 Druid Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all visible easements, rights of way, and any and all restrictions, existing roadways, easements and rights of way of record.

IN WITNESS WHEREOF Grantor has executed or caused this instrument to be executed by its duly authorized representative this 29 day of April 2021.

John Thomas.Burnett, *Grantor*

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Thomas. Burnett whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of April 2021.

CATHRYN ARMISTEAD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 1/9/22

Affidavit:

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

John Thomas Burnett

STATE OF TENNESSEE)
COUNTY OF WILSON)

Subscribed and sworn before me this the 29 day of April, 2021.

CATHRYN ARMISTEAD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 1/9/22

TRUE COPY CERTIFICATION

I, Sheila Gilbert, do hereby make oath that I am 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 documents executed and authenticated according to law.

Sheila Gilbert 5-24-2021

Signature/Date

State of Tennessee

County of Wilson

Personally appeared before me, Martha S. Whitman, a notary public for this county and state, Sheila Gilbert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Martha S. Whitman

Notary's Signature

My Commission Expires: 02/28/2023

Notary's Seal:

