Prepared By:
Terry L. Waters
2745 Jacob Dr..
Thompson Station, TN 37179

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes
Angela Rochella Burns	Angela Rochella Burns
5120 Parishwood Court	4200 October Wood Drive
Nashville , Tennessee 37211	Antioch, Tennessee 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, ***5120 Parishwood Court, Nashville, Tennessee***, acting by and through **LoKeitha E. Burns**, it only authorized person as directed by order of the chancery Court of Davidson County, Tennessee, dated October 3, 2002. **LaKeyia Lee (daughter) and Eric McBroom, Jr. (son)** *(herein called "Grantor"),* does hereby convey, transfer, remise, release, relinquish and quitclaim to **Angela Rochella Burns (Aunt)** *(herein called 'Grantee),* all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

PARCEL ONE

Lain in Davidson County, Tennessee, being Lot No. 35 on the Plan of McMurray Meadows, Section Two, of record in Plat Book 4955, page 58, Register's Office for said County, to Which reference is hereby made for a more complete description.

Being the same property conveyed to J.B. Knight, Jr. by Deed dated October 3, 2002 and filed for record on October 7, 2002 in Instrument 20021007-0122065. Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of Record including those listed in Plat Book 4955, page 58 and Book 5104, page 793. Register's Office for Davidson County, Tennessee.

And being the same property conveyed to LoKeitha E. Burns by Special Warranty Deed of J.B. Knight, Jr. dated on October 3, 2002 and record in Plat Book 5104, page 793 in the Register's Office for Davidson County, TN. LoKeitha E. Burns died intestate on February 17, 2021 with sole heirs at law being her two (2) children LaKeyia Lee and Eric McBroom, Jr.

The above legal description is the same as contained in the last deed of reference and no new Boundary survey is available.

Known as: 5120 Parishwood Court Nashville, Tennessee 37211

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

IN WITNESS WHEREOF, this conveyance has been executed on the 18 day of June, 2021

Karen Johnson Davidson County
Batch# 660327 DEEDQC
06/18/2021 04:26:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082942

By: _____
LaKeyia Lee

By: _____
Eric McBroom, Jr.

State of Tennessee

County of Davidson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **LaKeyia Lee and Eric McBroom, Jr.** known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he (she) (they) executed the same in his/her authorized capacity(ies), and by his (she) (their) signature on the instrument that person(s) executed the instrument

Witness my hand and seal at office in the aforesaid state and county this 18 day of June, 2021.

My Commission expires: Oct. 29, 2023

Valerie Vaughn

VALERIE VAUGHN STATE OF TENNESSEE Notary Public PUBLIC COUNTY OF WILLIAMSON

State of **Tennessee** – County of **Davidson**

I hereby affirm that the actual consideration for this transfer of value of the property transferred whichever is greater is $-0-

LaKeyia Lee

Eric McBroom, Jr.

Subscribed sworn to before me, this 18 day of June, 2021.

My Commission expires: Oct. 29, 2023

Valerie Vaughn

VALERIE VAUGHN Notary Public STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OF CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OF INCOME TAX), NOR ESTATE PLANNING ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTION GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.