This instrument prepared by:
Ashley H. Burns
2108 15th N Avenue
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 671970 DEEDQC
07/07/2021 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210707-0091278

Owner/Responsible Taxpayer
Ashley H. Burns
2108 15th N Avenue
Nashville, TN 37208

Tax Map Parcel No.: 081-07-0-038.00

M.I.S. FILE NO
1970973

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 24 day of June, 2021, by and between Ashley H. Burns, surviving spouse of Justin I. Burns, who died on January 24, 2016, whose address is 2108 15th Ave. N, Nashville, TN 37208, ("Grantor"), and Ashley H. Burns, unmarried, whose address is 2108 15th Ave. N, Nashville, TN 37208 and Barbara Hamilton, married, whose address is 560 S. Brevard Ave., Cocoa Beach, FL 32921, as joint tenants with right of survivorship, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 OF BLOCK 21 AND 30 ON THE PLAN OF BUENA VISTA, OF RECORD IN PLAT BOOK 57, PAGE 26, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND PLAN BOOK 1, PAGE 84, CHANCERY COURT FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY

DEED TO ADD PARENT TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated September 30, 2015 from Justin I. Burns and wife, Ashley H. Burns of record as Instrument No. 20151005-0100896 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2108 15TH Ave. N, Nashville, TN 37208

WITNESS the hand and seal of the party of the first part the day and year first above written.

Ashley H. Burns

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Bolanis Garner, a Notary Public in and for said County and State, Ashley H. Burns the within named bargainor, individual(s), 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.

Witness my hand, at office, this 24 day of June, 2021.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Ashley H. Burns

Witness my hand, at office, this 24 day of June, 2021.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Tennessee Certification of Electronic Document

I, Hayley Pavlus, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/24/2021 (date of document).

Affiant Signature

6/24/2021
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 08/06/2022

NOTARY'S SEAL

