Karen Johnson Davidson County
Batch# 727195 DEEDQC
09/30/2021 09:19:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210930-0131419

Commitment Number: 28270088
Seller's Loan Number: 104178821

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael J Burns and **Bethany Burns**, 1800 Lillian Street, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083 14 0 265.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michael J Burns, grantor, a married man, whose mailing address is **1800 Lillian Street, Nashville, TN 37206**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael J Burns** and **Bethany Burns**, Husband and Wife, as joint tenants, hereinafter grantees, whose tax mailing address is **1800 Lillian Street, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1800 Lillian Street, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20030321-0037771 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083 14 0 265.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 15, 2021:

Michael J Burns

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 15, 2021 by **Michael J Burns** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

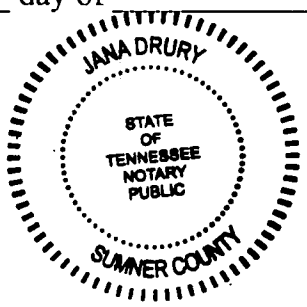
My Commission Expires
12-19-2023

State of Tennessee
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.

Subscribed and sworn to before me

This 15th day of April, 20 21.



Affiant

Michael J. Burns
Print Name

(Seal)

Notary Public

My commission expires:

Dec. 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Edgefield Land Company's First Subdivision, as shown on plat of record in plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same parcel conveyed to Michael J Burns from Brian G. Garrett, by virtue of a deed dated 3/17/2003, recorded 3/21/2003, as instrument no. 20030321-0037771 County of Davidson, State of Tennessee.

Assessor's Parcel No: 083 14 0 265.00

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 4/15/2021 (date of document).

Kathy Jo Peak
Affiant Signature

9/27/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries