After Recording Return to:
J.ALMARINES
UNISOURCE
2600 MICHELSON DR# 200
IRVINE, CA 92612

Karen Johnson Davidson County
Batch# 785609 DEEDQC
01/05/2022 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0002332

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
032 13 0 048.00

QUITCLAIM DEED

[this deed is being executed to update marital status]

New Owner/ Property Being Conveyed
Charles Burns, Jr.
4208 Brick Church Pike
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 7 day of December, 2020, between CHARLES BURNS, JR., *a married man* joined by his spouse TYNIA BURNS, *(marital status omitted in prior vesting deed referenced herein below)*, residing at 4208 Brick Church Pike, Whites Creek, TN 37189, collectively hereinafter referred to as "**Party of the First Part**" and CHARLES BURNS, JR., a married man, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF TIMBERTRAIL SECTION III, OF RECORD IN PLAT BOOK 5190, PAGE 745, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO CHARLES BURNS, JR., BY DEED RECORDED 05/12/2016 AS DOCUMENT NO. 20160512-0047536, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4208 Brick Church Pike, Whites Creek, TN 37189
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

CHARLES BURNS, JR. **TYNIA BURNS**

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 7 day of December, 2020, before me personally appeared **CHARLES BURNS, JR.** and **TYNIA BURNS** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K. Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

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 $_____.

CHARLES BURNS, JR. **TYNIA BURNS**

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me this 7 day of December, 2020.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

202201050002332

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 12/07/2020 (date of document).

Affiant Signature

12/07/2020
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 07th day of December, 2021.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL