Karen Johnson Davidson County
Batch# 785617 DEEDQC
01/05/2022 03:52:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0002341

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Susan Anderson Burns, Trustee 419 Sunnyside Drive Nashville, Tennessee 37205	(same)	Map 116-11 Parcel 30

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, John Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2021.

JOHN BUNGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

NOTARY PUBLIC
My Commission Expires: 3/3/25

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Kent A. Burns ("Grantor"), by his presents, does hereby quitclaim and convey unto Susan Anderson Burns, Trustee of the KAB I Family Trust u/a/d September 30, 2021 ("Grantee"), her successors and assigns, all of his right, title and interest, in and to the following described land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being a tract of land in the 7th, formerly 11th Civil District, being part of the south part of Lot 17-B and the north part of Lot 18-A, of Block "D", on the Plan of Honeywood Subdivision of the Malone Estate, not of record, and described according to a survey thereof made April 2, 1947, by James A. Hamilton, Jr. Surveyor, as follows:
>
> Beginning at a point in the westerly margin of Sunnyside Drive at a point which is 1349 feet 9 inches south of the southerly margin of Malone Avenue being the southeast corner of the property conveyed to William H. Montgomery and wife, by deed of record in Book 1333, page 414, Register's Office for said County; thence with Montgomery's southerly line westerly 221.3 feet more or less to a corner of the property conveyed to Julius Mark and wife, by deed from A. H. Grammar and wife; thence southerly along their

line 86.9 feet more or less to a point in the line between Lots 18-A and 17-B; thence with the line between said lots, westerly 13.2 feet to a point at the corner of Lots 3, 4, 18-A and 17-B; thence southerly with the line between Lots 3 and 18-A, 58 feet 5 inches to a point; thence easterly 197 feet more or less to a point in the west margin of Sunnyside Drive which is 32.5 feet south of the common corner of Lots 18-A and 17-B, of Block "D"; thence with the margin of Sunnyside Drive, northerly 167.5 feet to the point of beginning.

Being the same property conveyed to Kent A. Burns by deed from Joseph D. O'Brien, III and wife, Thayer C. O'Brien, of record as Instrument No. 20040504-0050312, said Register's Office.

This is improved property known as 419 Sunnyside Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of December, 2021.

Kent A. Burns

The undersigned, spouse of Grantor, joins herein solely for the purpose of conveying any and all rights, title, and interest the undersigned may have in the property, whether arising by virtue of marriage or otherwise.

Susan Anderson Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent A. Burns and Susan Anderson Burns, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 20th day of December, 2021.

JOHN BUNGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

NOTARY PUBLIC
My Commission Expires: 3/3/25