Karen Johnson Davidson County
Batch# 795303 DEEDQC
01/26/2022 08:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220126-0009275

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Laura Marie Burdine	**LAURA MARIE BURDINE**	104-12-0C-313.00-CO
2110 Acklen Avenue, Unit 104	**2100 ACKLEN AVENUE UNIT 104**	
Nashville, Tennessee 37212	**NASHVILLE TENNESSEE 37212**	

QUITCLAIM DEED

Exempt pursuant to § 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged,LAURA MARIE BURDINE, an unmarried woman, and MILES A. BURDINE, an married man, whose mailing address is 1937 Birchwood Road Kingsport, TN 37660, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LAURA MARIE BURDINE, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 2110 Acklen Avenue, Unit 104, Nashville, Tennessee 37212, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Unit No. 104 of Villages at Acklen, as shown on the Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705 and 20061108-0139002, Registers Office for Davidson County, Tennessee as amended, to which plan reference is here made for a more complete and accurate legal description.

Tax ID No.: 104-12-0C-313.00-CO

BEING the same property conveyed to Laura Marie Burdine, unmarried, and Miles A. Burdine, married, by Deed recorded June 29, 2020 as Instrument Number 20200629-0070286, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2110 Acklen Avenue, Unit 104, Nashville, Tennessee 37212.

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

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of October, 2021.

LAURA MARIE BURDINE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LAURA MARIE BURDINE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1st day of October, 2021.

Notary Public
My Commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ____ day of _____, 20____.

SEE ATTACHMENT
MILES A. BURDINE

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MILES A. BURDINE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires:

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

LAURA MARIE BURDINE

Subscribed and sworn to before me this 1st day of October, 2021.

Notary Public
My Commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of September, 20 21.

MILES A. BURDINE

STATE OF TENNESSEE
COUNTY OF SULLIVAN

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MILES A. BURDINE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28th day of September, 20 21.

Notary Public
My Commission expires:

KAREN ANNETTE REDMAN
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY
MY COMMISSION EXPIRES 11-23-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

LAURA MARIE BURDINE

Subscribed and sworn to before me this _____ day of _____, 20___.

Notary Public
My Commission expires:

Tennessee Certification of Electronic Document

I, RANDI JONES, 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 OCTOBER 1 2021 (date of document).

Randi Jones
Affiant Signature

1/14/2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 14 day of JANUARY 2022, A.D.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries