Karen Johnson Davidson County
Batch# 818070 DEEDQC
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Fees: $22.00 Taxes: $0.00
20220309-0026901

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

47 Properties, LLC
1100 Tuckahoe Drive
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 041-16-0; Parcel 057)

THIS INSTRUMENT made and entered into on this the 15 day of February, 2022, by and between, **BARTLEY T. BURNETTE, an unmarried individual,** ("Grantor"), and **47 PROPERTIES, LLC, a Tennessee Limited Liability Company** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellshire Estates, Section V, as shown on plat of record in Plat Book 4595, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Bartley T. Burnette, an unmarried individual, by Special Warranty Deed dated June 22, 2015 from Kyle Waites, recorded June 24, 2015, in Instrument No. 20150624-0060323, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as **1100 Tuckahoe Drive, Nashville, TN 37207**.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 15 day of February, 2022.

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 **Bartley T. Burnette**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 15 day of February, 2022.

Notary Public

My Commission Expires: 3/3/2025

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2025

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 15 day of February, 2022.

Notary Public

My Commission Expires: 3/3/2025

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2025

File No.: PB-2022-105

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellshire Estates, Section V, as shown on plat of record in Plat Book 4595, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Bartley T. Burnette, an unmarried individual, by Special Warranty Deed dated June 22, 2015 from Kyle Waites, recorded June 24, 2015, in Instrument No. 20150624-0060323, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated 2/15/2022, the said Bartley T. Burnette further conveyed all of their right, title and interest in subject property to 47 Properties, LLC, recorded _____ in Instrument No. _____, in said Register's Office.

File No. PB-2022-105
Address: 1100 Tuckahoe Drive, Nashville, TN 37207

CERTIFICATE OF AUTHENTICITY

I, Leslie S. Wells, 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 2/15/2022 (date of document).

Leslie S. Wells
Signature

2/28/2022
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary Seal (if on paper)

DEKIA BANKS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires August 20, 2025