Karen Johnson Davidson County
Batch# 836097 DEEDQC
04/07/2022 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220407-0040523

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-2620TN

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Annie Burns and Terry D. Burns	Annie Burns and Terry D. Burns	150-11-0-206.00
712 Winter Haven Court	712 Winter Haven Court	
Antioch, TN 37013	Antioch, TN 37013	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Annie Burns**, hereinafter referred to as the "GRANTOR" and **Annie Burns and Terry D. Burns, Joint Tenants with Rights of Survivorship**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar's cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Annie Burns** has this day quitclaimed unto **Annie Burns and Terry D. Burns, Joint Tenants with Rights of Survivorship**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 712 Winter Haven Court, Antioch, TN 37013, County of Davidson

Being Lot No. 325 on the Plan of Towne Village of the Country, Section Four-A, of record in Plat Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rawand Koyee, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 09/28/2012 and recorded 10/02/2012 in Instrument No. 20121002-0089644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Annie Burns, a single woman, by Cash Deed for Tennessee from Koyee and Dilgash Koyee, husband and wife., dated 10/30/2020 and recorded 11/06/2020 in Instrument No. 20201106-0130552, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 150-11-0-206.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 29 day of March, 2022.

Annie Burns

Terry D. Burns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annie Burns and Terry D. Burns** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 29th day of March, 2022.

Notary Public

Commission Expiration 5/20/2025

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 29th day of March, 2022.

Notary Public
Commission Expiration 5/20/2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 03/29/2022 (date of document).

Caleb Waters
Affiant Signature

04/01/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023