Karen Johnson Davidson County
Batch# 875915 DEEDQC
06/22/2022 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071337

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Rhonda Ann Burt
1112 Clifton Lane Unit 19
Nashville, TN 37204

Send Tax Bills To:
same

Map/Parcel Number:
118 09 0D 019.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sandra B. Cochran and Donald Q. Cochran, Co-Trustees of the Rhonda Ann Burt Irrevocable Trust Agreement dated December 24, 2010, (the "Grantor"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Rhonda Ann Burt (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

BEING Land in Davidson County, Tennessee, Unit 19, Glendale Condominiums, as established under the Master Deed of Record in instrument 20080104-0001233, in the Register's office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Burt Trust, General Partnership by Quitclaim Deed dated December 30, 2010, from Donald and Sandra Cochran, as tenants by the entirety, of record at Instrument No. 20120206-0010335, Register's Office for Davidson County, Tennessee, said Partnership having been dissolved upon the Grantor becoming the only partner and becoming the sole owner of the Property.

The legal description is the same as the previous deed of record.

This is improved property known as 1112 Clifton Lane, #19, Nashville, Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including any and all existing easements and restrictions as shown of record and/or not stated herein including Instrument No. 20080107-0001515 and easement agreement recorded at Instrument No. 20071226-0146955.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 1st day of June, 2022.

GRANTORS:

RHONDA ANN BURT IRREVOCABLE TRUST AGREEMENT DATED DECEMBER 24, 2010

By: _____
Donald Q. Cochran, Co-Trustee

By: _____
Sandra B. Cochran, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald Q. Cochran and Sandra B. Cochran, Co-Trustees, Grantor, who upon oath acknowledged that they are the Co-Trustees of the Rhonda Ann Burt Irrevocable Trust Agreement dated December 24, 2010, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of June, 2022.

_____
Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

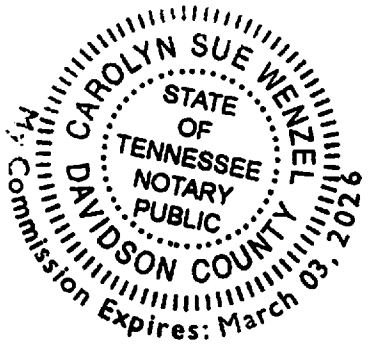
The actual consideration for this transfer is zero dollars ($0.00)

Donald Cochran, Affiant

Subscribed and sworn to before me this 1st day of June, 2022.

Notary Public

My Commission Expires: March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 June 1, 2022.

Carolyn S. Wenzel

Carolyn S. Wenzel

June 1, 2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 3-6-24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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