AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
580 Carlisle Street, Suite B
Hanover, PA 17331
File No. PRO121997

Karen Johnson Davidson County
Batch# 911988 DEEDQC
09/02/2022 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220902-0099247

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 173 04 0A 323.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 23 day of AUG, 2022, by and between **Victor W. Burden, a married man who acquired title as an unmarried person, joined in execution by his spouse Camille Burden,** residing at 905 Cabernet Trail, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Victor W. Burden and Camille Burden, husband and wife, as tenants by the entirety,** residing at 905 Cabernet Trail, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 905 Cabernet Trail, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/17/2005 under Instrument Number: Document Number 20050617-0069656 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Victor W Burden
Victor W. Burden

Camille Burden
Camille Burden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Victor W. Burden and Camille Burden, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 23 day of August, 2022

LaTonya S Smith
Notary Public

My Commission expires: 8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Victor W Burden
Affiant

Print Name: Victor W Burden

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 23 day of AUG, 2022

LaTonya S Smith
Notary Public
My Commission Expires: 8/27/2023

Name and address for person(s) responsible for taxes:

Victor W. Burden and Camille Burden
905 Cabernet Trail
Antioch, TN 37013

Name and address of property owner:

Victor W. Burden and Camille Burden
905 Cabernet Trail
Antioch, TN 37013

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A
LEGAL DESCRIPTION

All its right, title and interest in and to property located in DAVIDSON County, State of TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 294 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Victor W. Burden by Warranty Deed dated June 10, 2005 and of record in Instrument Number 20050617-0069656, Register's Office for Davidson County, Tennessee.

Parcel ID Number: 173 04 0A 323.00

Property commonly known as: 905 Cabernet Trail, Antioch, TN 37013

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, David R Brescni [Name of Person making Certification], do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. Quitclaim Deed dated 8/23/2022.

State of Pennsylvania

County of York

Personally appeared before me Jan M Shafer [Name of Notary], a notary public for this county and state, David R Brescni [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 23rd day of August 2022.

Seal (if on paper)

Commonwealth Of Pennsylvania - Notary Seal
Jan M Shafer, Notary Public
York County
My Commission Expires October 12, 2024
Commission Number 1301416

Jan M. Shafer
Notary's Signature

x David R Brescni
David R Brescni

My commission expires: 10.12.22

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