Karen Johnson Davidson County
Batch# 961926 DEEDQC
01/18/2023 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0004028

This Instrument Prepared By
and after recording return to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
John R. Burch, Jr. and Piper W. Burch, Trustees 3 Webster Lane Nashville, TN 37205	Same
Tax Map Parcel No.: 116 07 049.00	

FOR AND IN CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, We, **PIPER W. BURCH and husband, JOHN R. BURCH, JR.** (collectively the "Grantor"), hereby quitclaim and convey unto, **JOHN R. BURCH, JR. AND PIPER W. BURCH, TRUSTEES OF THE WEBSTER COMMUNITY PROPERTY TRUST DTD. 1/10/23**, their successors and assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").

This is improved property known as 3 Webster Lane, Nashville, TN 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this quitclaim deed (the "Deed") was prepared from information in prior deeds; that no request was made that Steven K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steven K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of January, 2023.

PIPER W. BURCH

JOHN R. BURCH, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **PIPER W. BURCH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 11/6/2024

MELISSA L. HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 10th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 11/6/2024

MELISSA L. HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 10th day of January 2023.

NOTARY PUBLIC

MELISSA L. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2024

My Commission Expires:

11/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Royal Oaks Land Co's Subdivision of The Baker Tract, of record in Book 421, page 102, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Piper W. Burch and husband, John R. Burch, Jr. by deed from Piper W. Burch of record as Instrument No. 202301180004027 , Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 January 10, 2023 (date of document).

Affiant Signature

January 10, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

