Karen Johnson Davidson County
Batch# 994556 DEEDQC
04/20/2023 11:57:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230420-0029189

Quitclaim Deed

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me this 17th day of April, 2023. Notary Public My commission expires: 1/29/25

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
139 MAPLE ROW BLVD., SUITE 104
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Terrell Burks 85 Lewis Street Nashville, TN 37210	Terrell Burks 85 Lewis Street Nashville, TN 37210	093 16 0 196.00

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Terell Burks, an unmarried man**, (hereinafter referred to as the "Grantor") releases and quitclaims to **Terell Lee Burks, Trustee of the B. Legacy Trust, dated March 7, 2023, and his successors in trust,** his 1/2 interest in a certain tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 148 and 149 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, June 7, 1952, as follows:

Beginning on the easterly margin of Lewis Street, at a point 35 feet north of the northerly margin of Cannon Street, the northwest corner of the property conveyed to Roscoe Holloway and wife, by deed from Harry Diamond and wife, of record in Book

2137, page 35, said Register's Office; thence with the northerly line of said Holloway property eastwardly 86.9 feet to the westerly margin of an alley; thence with said alley, northwardly 31.5 feet to a fence post, the southeast corner of the property conveyed to Sam Miller, et al, by deed from Harry Diamond and wife, of record in Book 2104, page 536, said Register's Office; thence with the southerly line of Miller property westwardly 90.3 feet to the easterly margin of Lewis Street; thence with said Street, southwardly 35 feet to the beginning.

This being the same property conveyed by Affidavit of Heirship recorded on July 3, 2019 as Instrument #20190703-0065310 in the Register's Office for Davidson County, Tennessee.

Grantor conveys interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This property is also known by its address as 85 Lewis Street, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed his seal, the day and year first above written.

Terell Burks

Terell Burks

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 17th day of April, 2023 before me personally appeared **Terell Burks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/29/25