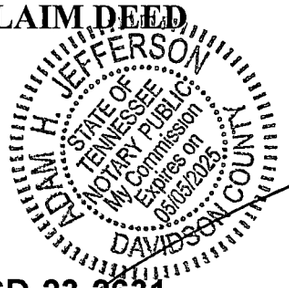
QUITCLAIM DEED



AJ-QCD-23-2631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
William F. Burgess, Tinnie R. Burgess, Tammy R. Burns, James Nichols Burns, and Devon Burns	**New Owners**	**11910014000**
(NAME)	(NAME)	
2631 Mashburn Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1009894 DEEDQC
06/01/2023 11 02 54 AM 2 pgs
Fees $12 00 Taxes $0 00

20230601-0041323

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM F. BURGESS AND TINA R. BURGESS ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

WILLIAM F. BURGESS AND TINNIE R. BURGESS, HUSBAND AND WIFE AND TAMMY R. BURNS AND JAMES NICHOLS BURNS AND DEVON BURNS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT·

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A TRACT OR STRIP OF LAND MARKED "RESERVED" ON THE PLAN OF LAUREL ACRES, AS OF RECORD IN BOOK 2133, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT SET AT THE NORTHWEST CORNER OF LOT NO. 17 ON SAID PLAN; THENCE NORTH 3 DEGREES 48 MINUTES EAST 21 FEET TO A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF LOT NO. 16 ON SAID PLAN; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT NO. 16, 180 FEET TO A CONCRETE MONUMENT; THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET; THENCE NORTHEASTERLY AROUND SAID CURVE 30.7 FEET TO A CONCRETE MONUMENT SET IN THE WESTERLY MARGIN OF MASHBURN DRIVE; THENCE SOUTHERLY 58.6 FEET TO A CONCRETE MONUMENT SET IN SAID MARGIN OF MASHBURN ROAD AND AT A CORNER OF LOT NO. 17 ON SAID PLAN; THENCE NORTHWESTERLY WITH THE CURVE AT THE NORTHEAST CORNER OF LOT NO. 17, HAVING A RADIUS OF 20 FEET, 30.7 FEET TO A CONCRETE MONUMENT SET IN THE NORTHERLY LINE OF LOT NO. 17, 173.6 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY.

LAND IN THE 6TH, FORMERLY THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF A 25-FEET PRIVATE ROAD AT THE SOUTHWEST CORNER OF LOT NO. 9 ON THE PLAN OF LAUREL ACRES, AS OF RECORD IN BOOK 2133, PAGE 48, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERN BOUNDARY LINE OF LOTS NOS. 9, 10 AND 11 ON SAID PLAN SOUTH 86 DEGREES EAST 434.7 FEET TO THE NORTHWEST CORNER OF LOT NO. 13 ON SAID PLAN; THENCE WITH THE WESTERN BOUNDARY OF LOTS NOS. 13, 14, 15 AND 16 ON SAID PLAN, SOUTH 3 DEGREES 48 MINUTES WEST 281.1 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE CITY OF NASHVILLE BY DEED FROM EDGAR TURRENTINE AND WIFE, OF RECORD IN BOOK 2248, PAGE 465, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID CITY OF NASHVILLE PROPERTY, WESTWARDLY 65 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE WITH THE WESTERLY BOUNDARY LINE OF SAID PROPERTY, SOUTHWARDLY 125.8 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF THE PLAN OF MASHBURN HEIGHTS, AS OF RECORD IN

BOOK 1835, PAGE 1, SAID REGISTER'S OFFICE; THENCE WITH THE SAME, NORTH 86 DEGREES, 14 MINUTES WEST 369.7 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID PRIVATE ROAD; THENCE WITH THE SAME NORTHWARDLY 406 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. BURGESS AND TINA R. BURGESS BY WARRANTY DEED FROM MARGARET BENNETT AND GERRY BENNETT, OF RECORD IN INSTRUMENT NO. 20091228-0117228, AND AS MENTIONED IN SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20100112-0002915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2631 Mashburn Drive, Nashville, Tennessee, 37210.**

Witness our hands this the 30 day of May, 2023.

William F Burgess
WILLIAM F. BURGESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM F. BURGESS,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of May, 2023.

Adam H. Jefferson
Notary Public

My Commission Expires:



Tina R Burgess
TINA R. BURGESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TINA R. BURGESS,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of May, 2023.

Adam H. Jefferson
Notary Public

My Commission Expires:

