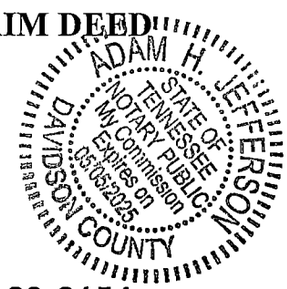
QUITCLAIM DEED



AJ-QCD-23-2154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1018807 DEEDQC
06/26/2023 09 47 17 AM 2 pgs
Fees $12 00 Taxes $0 00

20230626-0048290

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)
John Lloyd Burgess	**New Owner**	**10613007500**
(NAME)	(NAME)	
2154 Whitney Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

LILLIE ANN BURGESS VESTER, JOHN LLOYD BURGESS, AND ALBERT RICKY BURGESS ("GRANTORS")

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

JOHN LLOYD BURGESS ("GRANTEE")

HIS 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

BEING THE NORTH 50 FEET OF LOT 23 ON THE SUBDIVISION OF THE JANE WATKINS TRACT OF LAND OF RECORD IN PLAT BOOK 2, PAGE 108, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A 50 FOOT STREET, BEING THE FIRST STREET EAST OF THE NOLENSVILLE PIKE AND A 50 FOOT STREET RUNNING EAST AND WEST, BEING THE FIRST STREET NORTH OF VIOLA AVENUE, AND BEING THE NORTHWEST CORNER OF SAID LOT NO. 23; RUNNING THENCE WITH THE EASTERLY MARGIN OF THE FIRST MENTIONED STREET, SOUTHERLY 50 FEET; THENCE EASTERLY PARALLEL WITH THE 50 FOOT STREET RUNNING EAST AND WEST; 150 FEET TO AN ALLEY; THENCE WITH THE WEST MARGIN OF SAID ALLEY NORTHERLY 50 FEET TO THE SOUTH MARGIN OF SAID EAST AND WEST STREET, BEING THE NORTHEAST CORNER OF SAID LOT NO. 23; THENCE WITH THE SOUTH MARGIN OF SAID STREET, WESTERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LILLIE ANN BURGESS VESTER, JOHN LLOYD BURGESS, AND ALBERT RICKY BURGESS BY WARRANTY DEED FROM JOHN W. BURGESS, OF RECORD IN BOOK 10233, PAGE 129, 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 **2154 Whitney Avenue, Nashville, Tennessee, 37210.**

Witness our hands this the 20 day of June, 2023.

Lillie Ann Burgess Vester
LILLIE ANN BURGESS VESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LILLIE ANN BURGESS VESTER,** 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 20 day of June, 2023

Notary Public

My Commission Expires.

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Lloyd Burgess
JOHN LLOYD BURGESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN LLOYD 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 20 day of June, 2023.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

ALBERT RICKY BURGESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBERT RICKY 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 21 day of June, 2023.

Tara Boles
Notary Public

My Commission Expires. 6/17/26

TARA BOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE MY COMM EXPIRES JUNE 17, 2026