Karen Johnson Davidson County
Batch# 1021717 DEEDQC
06/30/2023 03 03 12 PM 4 pgs
Fees $22 00 Taxes $0 00
20230630-0050331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jame B Burns, Affiant
Subscribed and sworn before me this the
30 Day of June, 2023.
A. Hayes, Deputy Register

RECORDING REQUESTED BY
James Frederick Burns

INSTRUMENT PREPARED BY
Davis Fordham Griffin, Esq
P O Box 282218
Nashville, Tennessee 37228

RETURN DEED TO
James Frederick Burns
3233 Kings Lane
Nashville, Tennessee 37218

(Above reserved for official use only)

SEND TAX STATEMENTS TO
James Frederick Burns
3233 Kings Lane
Nashville, Tennessee 37218

Henry B Burns, Jr
3233 Kings Lane
Nashville, Tennessee 37218

Prior Instrument Reference of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of June 30, 2023, by and between the **"Grantor,"**

Henry B Burns, Jr , an unmarried individual residing at 3233 Kings Lane , Nashville, Tennessee 37218

AND the **"Grantees,"**

Map+Parcel:
059 09 0 179 00

James Frederick Burns , an unmarried individual residing at 3233 Kings Lane , Nashville, Tennessee 37218

Henry B Burns, Jr , an unmarried individual residing at 3233 Kings Lane , Nashville, Tennessee 37218

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1 00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein

Property Address 3233 Kings Lane , Nashville, Tennessee 37218

Legal Description Land in Davidson County, Tennessee, being Lot No 2 on the Plan of of Galbreath Addition to Treppard Heights Subdivision, Section 7, recorded in Book 6050, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description Being the same property conveyed to Americo Properties, Inc by deed from Galbreath Brothers Plumbing Company, Inc recorded in Book 7430, Page 245, Register's Office for Davidson county, Tennessee Being the same property conveyed to Geraldine Dobbins and Henry B Burns, Jr by Americo Properties, Inc by warrant deed recorded in Book 7803, page 495 of the Register of Davidson County, Tennessee

Vesting Information / Property Interest Joint tenancy with rights of survivorship, not as tenants in common

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on June 30, 2023 (date)

Grantor (or authorized agent)

x Print Name HENRY B. BURNS by James F. Burns his agent

x Signature Henry B. Burns by James Burns his agent

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

On June 30 2023 before me, CHARLES NOKES, personally appeared **Henry B. Burns, Jr. (or his authorized agent)** , personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument or authorized to act on behalf of such person and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Commission Expires NOVEMBER 6 2023

Notary Public, Tennessee

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2023