QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1030067 DEEDQC
07/24/2023 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056942

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
John H. Burkitt and Lynne C. Reiter	**NEW OWNER**	**120-5-70**
747A Greymont Drive Nashville, TN 37217		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of July, 2023, the undersigned, **JOHN H. BURKITT** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **JOHN H. BURKITT AND LYNNE C. REITER, WITH RIGHT OF SURVIVORSHIP** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **747A GREYMONT DRIVE, NASHVILLE, TENNESSEE 37217** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Lot No. 107 on the Plan of Glencliff Estates, Section Two, of record in Book 6200, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the north side of Greymont Drive and runs back 325.37 feet on the east line and 328.59 feet on the west line to a rear line on which it measures 96.69 feet, according to a survey prepared by John Kohl and Company and dated August 29, 1984.

Being the same property conveyed to Julia F. Burkitt, deceased, and son, John H. Burkitt, with right of survivorship, by Warranty Deed from Walter S. Clark, Jr. and wife Shirley M. Clark, of record in Book 9910, Page 360 dated January 5th, 1996 and recorded on January 5th, 1996 in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 747A Greymont Drive, Nashville, Tennessee 37217.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of July, 2023.

GRANTOR: JOHN H. BURKITT

SIGNER: JOHN H. BURKITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOHN H. BURKITT** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of July, 2023.

Notary Public

My Commission Expires May 3, 2027

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

202307240056942

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **July 24, 2023**.

Affiant Signature

7/24/23

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **24th** day of **July**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY