300 White Bridge Pike, Nashville, TN

This instrument was prepared based on information provided by the Grantors and without the benefit of a current title examination.

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| BRIAN M. JERNIGAN et al.<br>124 Taggart Avenue<br>Nashville, Tennessee 37205 | SAME | Map and Parcel<br>No. 103-02-0-059 |

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRIAN M. JERNIGAN**, a married person, **SCOTT BURNS**, a married person, and **TRUITT C. ELLIS** and wife, **CARRIE C. ELLIS**, all as tenants in common (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto **BRIAN M. JERNIGAN**, a married person, as to a twenty-five percent (25%) undivided interest, **SCOTT BURNS,** a married person, as to a twenty-five percent (25%) undivided interest, and **TRUITT C. ELLIS,** a married person, as to an undivided fifty percent (50%) interest, all as tenants in common (the "Grantees"), their heirs, successors and assigns, all of the Grantors' right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Grantors warrant that the Property described in Exhibit "A" attached hereto is not, nor has it ever been, the principal place of residence of any Grantor or any spouse of any Grantor.

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

(Signature Page to Follow)

Karen Johnson Davidson County
Batch# 1043128 DEEDQC
08/28/2023 09 44:50 AM 5 pgs
Fees $27 00 Taxes $0 00

20230828-0066940

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 10th day of August, 2023

**BRIAN M. JERNIGAN**

**SCOTT BURNS**

**TRUITT C. ELLIS**

**CARRIE C. ELLIS**

STATE OF TENNESSEE )
COUNTY OF DAVISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN M. JERNIGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 9/27

STATE OF TENNESSEE )
COUNTY OF DAVISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT BURNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE )
COUNTY OF DAVISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE )
COUNTY OF DAVISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 11th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 3/9/27

**EXHIBIT "A"**
**Legal Description**

**Land in Davidson County, Tennessee, being part of Lot No. 20 on the map of C.C. Vernon's Farm, of record in Book 161, page 164, Register's Office for said County, being part of Lots 4 and 5 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, as follows:**

**Beginning on the new relocated northerly margin of Burges Avenue at the corner of Lots 3 and 4 on said unrecorded plan; thence with the line between Lots 3 and 4 and 5 northerly 90 feet to the corner of Lots 5 and 6; thence with the line between said 2 lots westerly 107.8 feet to the easterly margin of White Bridge Road; thence with the same southereasterly 50.5 feet to the beginning of a curve; thence around said curve having a radius of 2,818.79 feet southerly 5.6 feet to the northerly margin of Burges Avenue; thence with the same around a curve having a radius of 44 feet southeasterly 57.7 feet; thence continuing with the northerly margin of said Burges Avenue, south 85 deg. 00' east 44 feet to the beginning.**

Being the same property conveyed to James A. Crossman, as to a fifty percent undivided interest, and Truitt C. Ellis and wife, Carrie C. Ellis, as to a fifty percent undivided interest, as tenants in common, by instrument of record in No. 20130102-0000361, in the Register's Office for Davidson County, Tennessee. By instrument of record at No. 20130227-0019631, James A. Crossman conveyed his fifty percent undivided interest in the property to Brian M. Jernigan, as to a twenty-five percent undivided interest in the property and to Scott Burns, as to a twenty-five percent undivided interest in the property.