Karen Johnson Davidson County
Batch# 1046633 DEEDQC
09/06/2023 12:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230906-0069878

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23604789

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Alexis C. Burke and Austin P. Burke**
Address of New Owner(s): **1825 Heiman Street, Nashville, TN 37208-2407**

Property ID NUMBER: 08115044400

THIS INDENTURE, made and entered into this 23 day of AUGUST, 2023, by and between **Alexis C. Burke AKA Alexis Kadey, married** party of the first part, and **Alexis C. Burke and Austin P. Burke, a married couple, Tenants in Common with Rights of Survivorship** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55, GEORGE SHIELDS ADDITION N. NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 55 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HEIMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

For Information Purposes Only:

Being the same property conveyed to Robert Quinn, a married man, and Alexis Kadey, unmarried as tenants in common with rights of survivorship, by deed dated May 11, 2018 of record in Deed Instrument/Case No. 20180515-0046234, in the County Clerk's Office. Subsequently Robert Quinn died on January 20, 2020.

TMS: 08115044400

Property Address: 1825 Heiman Street, Nashville, TN 37208-2407

This conveyance is subject to 2023 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73397270 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

Alexis C. Burke

Alexis C. Burke AKA Alexis Kadey

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 23 day of August, 2023, before me personally appeared Alexis C. Burke AKA Alexis Kadey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 23 day of August, 2023

Kianna D. Williams

Signature of Notary Public

KIANNA D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

MCD 73397270 QC101 01 0104

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – (5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;**

Alexis C. Burke

Austin P. Burke

Subscribed and sworn to before me this 23 day of August 2023.

Notary Public Signature

My commission expires: 11-03-2025

KIANNA D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

MCD 73397270 QC101 01 0104

Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/23/2023 (date of document).

Affiant Signature

Aug 23, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of August, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE