Karen Johnson Davidson County
Batch# 1050155 DEEDQC
09/14/2023 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230914-0072270

Name and Address of New Owner:
Bernice Burns
1209 Applecross Dr
Nashville, TN 37220

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel(s):
103-16-0-E022.00CO

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Burns and Associates, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does convey and quitclaim its fee simple interest in the herein described property unto **Bernice Burns, an unmarried woman**, hereinafter called the GRANTEE, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 22 on the plan of Whitland Place Condominiums, as the same is described in Master Deed of record in Book 6131, page 597, said Register's Office, for Davidson County, Tennessee and more particularly described in Book 5200, page 597, said Register's Office, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Burns and Associates, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument 20190913-0092889 of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 3901 Whitland Avenue, #22, Nashville, TN 37205

[signature page to follow]

WITNESS its hand this 14 day of September, 2023.

Burns and Associates, LLC

By: Bernice Burns
Bernice Burns, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, John Parker of the state and county mentioned, personally appeared Bernice Burns, Sole Member of Burns and Associates, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Burns and Associates, LLC, the within named bargainor, a Limited Liability Company, and that such Bernice Burns Sole Member of Burns and Associates, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 14 day of September, 2023.

Notary Signature
My commission expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sown to before me, this the 14 day of September, 2023.

Notary Public
My Commission Expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, John Parker, 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 9/14/23.

Date

Affiant Signature

9/14/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of September, 2023.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

