QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1050311 DEEDQC
09/15/2023 11 12 32 AM 2 pgs
Fees. $12 00 Taxes. $0.00

20230915-0072459

WG-QCD-23-135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael Jacob Burns and Bethany Ann Burns, husband and wife	**Same as owner**	
(NAME) **135 Academy Square,**	(NAME)	**093-11-0A-135.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETHANY ANN BURNS F/K/A BETHANY BARTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MICHAEL JACOB BURNS AND BETHANY ANN BURNS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 135 on the Plan of Academy Square of record in Plat Book 5200, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Bethany Barton, Unmarried, by Warranty Deed from Charles E Walker of record in Instrument No 20140402-0027239 Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **135 Academy Square, Nashville, Tennessee 37210**

Witness my/our hand(s) this the 13 day of Sept, 2023

Bethany Ann Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th day of Sept, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212