Karen Johnson Davidson County
Batch# 1072870 DEEDQC
11/17/2023 09:51:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089654

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Hampton and Kaylyn Bourne, Co-Trustees 410 A Rosebank Avenue Nashville, TN 37206	Hampton and Kaylyn Bourne, Co-Trustees 410 A Rosebank Avenue Nashville, TN 37206	083 – 04 – 0M – 001.00 – C

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Hampton Beaumont Bourne and wife, Kaylyn Dever (collectively, the "Grantors"), do hereby sell, transfer, convey and quitclaim unto Hampton B. Bourne and Kaylyn D. Bourne, Co-Trustees of the 2022 Bourne Tenancy by the Entirety Revocable Trust U/A dated September 30, 2022 (which is a Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title, and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 10 day of October, 2023.

GRANTORS:

HAMPTON BEAUMONT BOURNE

KAYLYN DEVER

DANELLE MILLS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE :
COUNTY OF Davidson :

On this 10 day of October, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared HAMPTON BEAUMONT BOURNE and KAYLYN DEVER, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 10 day of October, 2023.

Notary Public
My Commission Expires: Sept 16 2023

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST U/A DATED 09-30-2022

HAMPTON B. BOURNE, Co-Trustee/Affiant

Sworn and subscribed to before me
this 10 day of October, 2023.

Notary Public
My Commission Expires: Sept 16, 2026

DANELLE MILLS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

EXHIBIT A

MAP & PARCEL: 083 – 04 – 0M – 001.00 – C

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes at 410 Rosebank Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 410 Rosebank Avenue, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number 20141231-0119322, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

SOURCE OF TITLE: Being the same property conveyed to Hampton Beaumont Bourne and wife, Kaylyn Dever, by Warranty Deed of record in Instrument No. 20201030-0127140, Register's Office, Davidson County, Tennessee.

SUBJECT TO all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as: 410 A Rosebank Avenue, Nashville, TN 37206.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.