Karen Johnson Davidson County
Batch# 1072870 DEEDQC
11/17/2023 09:51:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089655

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	072 – 13 – 0P – 002.00

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 Bourne (the "Grantor") does 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 Grantor's 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")

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 10 day of October, 2023.

GRANTOR:

HAMPTON BOURNE

DANELLE MILLS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE :
COUNTY OF TN :

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

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

Notary Public
My Commission Expires: Sept 16, 2026

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: 072 – 13 – 0P – 002.00

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 No. 2425B on the Plan of 2425 Inga Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160324-0028149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF TITLE: Being the same property conveyed to Hampton Bourne by Warranty Deed of record in Instrument No. 20161221-0133872, Register's Office, Davidson County, Tennessee.

SUBJECT TO covenants, conditions, and restrictions of record in Instrument No. 20160324-0028149.

SUBJECT TO charter of 2425 Inga Street Townhomes HOA of record in Instrument No. 20160411-0034564.

SUBJECT TO all matters shown on the Plan or record in Plat Book 974, Page 18, Register's Office, Davidson County, Tennessee.

SUBJECT TO any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 2425 B Inga Street, 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.