Karen Johnson
Batch # 1079418
12/06/2023 03:31:24 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231206-0094445

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): KEVIN PETER BUR AND DEBRA JEAN BUR

TO.....QUITCLAIM DEED

GRANTEE(S): Kevin P. Bur and Debra J. Bur, Co-Trustees, or the successors in trust under the Kevin P. Bur Living Trust dated October 20, 2023, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Kevin Peter Bur and Debra Jean Bur, husband and wife, hereinafter referred to as "Grantors", have this day by these presents do hereby transfer and convey all right, title and interest, unto Kevin P. Bur and Debra J. Bur, Co-Trustees, or the successors in trust under the Kevin P. Bur Living Trust dated October 20, 2023, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. 2511, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property acquired by Kevin Peter Bur and Debra Jean Bur, husband and wife, by deed appearing of record in Instrument Number 20220426-0047975, Register's Office, Davidson County, Tennessee.

Map and Parcel: 092 12 4A 126.00

Property Address: 1616 West End Ave. Unit 2511

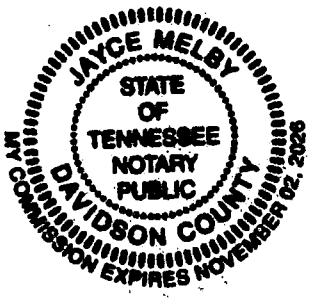
NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2023 will be paid by and thereafter assumed by the Grantee.

Executed at 9:45a.m, November, this day, 29th, 2023.



Kevin Peter Bur

Kevin Peter Bur

Debra Jean Bur

Debra Jean Bur

STATE OF Tennessee

COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jayce Melby, a Notary Public in and for the said State and County, Kevin Peter Bur and Debra Jean Bur, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, November 29th, 2023.

Jayce Melby

Notary Public

My commission expires: ~~August 20, 2024~~ November 2, 2026

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.



Kevin Peter Bur

Kevin P. Bur, Co-Trustee, or the successors in trust under the Kevin P. Bur Living Trust dated October 20, 2023

Sworn to and subscribed before me on this day, November 29th, 2023.

Jayce Melby

Notary Public

My commission expires: November 2, 2026

The Owner and person responsible for payment of real property taxes is:
Kevin and Debra Bur
3000 Royal Marco Way
Unit 511
Marco Island, FL 34145