From
Linda Burroughs

TO

Robert Greene, Trustee

AND

From
Robert Greene, Trustee

TO

Linda Burroughs, a Life Estate, Remainder in fee simple in John Graves, Ariana Graves and Carol P. Graves

QUITCLAIM DEED

Linda Burroughs, et. al.

Name & Address of Property Owner

2411 Lloyd Avenue

Street Address or Route Number

Nashville, **TN** **37218**

City State P.O. Zip Map-Parcel No. **70-5-15**

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Linda Burroughs

Street Address
2409 Lloyd Avenue

City State P.O. Zip
Nashville, Tennessee 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$ 0.00**

Linda Burroughs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 2023.

Robert Greene
NOTARY PUBLIC

My Commission Expires: 11/3/25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch # 1079999 DEEDQC
12/08/2023 09:54:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20231208-0094848

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of creating **a Life Estate in Linda Burroughs and Remainder in Fee Simple in John Graves, Ariana Graves and Carol P. Graves, I Linda Burroughs** by these presents do hereby quitclaim all my right, title and interest unto **Robert Greene, Trustee,** his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REERENCE AND MADE A PART HEREOF.

This is improved property known as 2314 Lloyd Avenue, Nashville, Tennessee 37218

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto **Linda Burroughs, a Life Estate and Remainder in Fee Simple in and John Graves, Ariana Graves and Carol P. Graves** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on the 28th **day October 2023.**

Linda Burroughs

Linda Burroughs

Robert Greene

Robert Greene, Trustee

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, ~~Tennessee~~ this 28th day of October 2023.

Robert Greene

NOTARY PUBLIC

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October 2023.

NOTARY PUBLIC

My Commission Expires: 2-24-26

This Instrument Prepared With Information Provided By the Parties By:

Robert Greene, Attorney
LAW OFFICES OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

MONICA LOUISE PRUITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 110 feet of Lot No. 12, on the Map of the H.E. Simpkins Subdivision of the J.G. Curtis Land in the 13th Civil District of Davidson County, Tennessee as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the center of Lloyd Avenue, 110 feet south of the lot line between Lots 12 and 14 on said Plan; thence south 88 degrees east 270.4 feet to an iron pin in the westerly line of Lot 13 on said plan; thence with the westerly line of Lot 13 south 3 degrees 15 minutes west 50 feet to an iron pin, thence north 88 degrees west 279.3 feet to the center of Lloyd Avenue, thence with the center line of Lloyd Avenue north 13 degrees east 50 feet to the point of beginning. Included in this description but excluded from this conveyance is all roads that may fall in this description.

Being the same property conveyed to Linda Burroughs, and James W. Graves by Quitclaim Deed of record as Instrument 20191008-0103066, Register's Office for Davidson County, Tennessee. The said James Graves having since died.