This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
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Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1082958 DEEDQC
12/18/2023 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097184

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Lavinia Trust **873 Robertson Academy Road** **Nashville, TN 37220**	**132-14-0-051.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES JEREMY BURNS and EMILY R. BURNS, HUSBAND AND WIFE**, ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto **THE LAVINIA TRUST U/T/A DATED DECEMBER 1, 2023** ("Grantee") its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Being Lot No. 49 on the plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15-16, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.
>
> Being the same property conveyed to JAMES JEREMY BURNS and EMILY R. BURNS, HUSBAND AND WIFE, by deed from THE BAIRD GRAHAM COMPANY, LLC, a Tennessee limited liability company, of record in Instrument No. 20190502-0040906 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 873 Robertson Academy Road, Nashville, Davidson County, Tennessee 37220.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed.]

In witness whereof, Grantors have caused this instrument to be dated and effective this 1st day of December, 2023.

GRANTORS:

JAMES JEREMY BURNS

EMILY R. BURNS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAMES JEREMY BURNS and EMILY R. BURNS, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of December 2023.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 1st day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 1, 2023 (date of document).

Affiant Signature

12-18-23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of December, 2023

Notary's Signature

My Commission Expires: 11-2-2026

