Karen Johnson
Batch # 1101778
02/16/2024 09:59:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240216-0010791

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Verna Burden, Trustee Burden Living Trust dtd 2/1/2024 5260 Buena Vista Pike Nashville. TN 37218	Same	049090A035000C0

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Verna Burden, and Spouse, James A. Burden ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Verna Burden, as Trustee of the Burden Living Trust dtd 2/1/2024 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being lot no. 35, on the plan of Creekside subdivision, as shown on plat of record in instrument no. 200401220008741, in the register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Verna L. Geddis by Deed from Affordable Housing Resources, Inc. of record in Doc. No. 20060822-0103396, said Register's Office.

Being the same property conveyed to Verna Burden and James A. Burden, wife and husband by Quitclaim deed from Verna Burden, formerly known as Verna Geddis, for the purpose of adding spouse to conveyance, recorded June 19, 2013, as Instrument No. 20130619-0062802 in the Davidson County Register of Deeds Office.

This is improved property known as ***5260 Buena Vista Pike, Nashville. TN 37218***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

'N WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **1st** day of **February**, **2024**.

Verna Burden, Grantor

James A. Burden, Grantor

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 Verna Burden and James A. Burden, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **1st** day of **February**, **2024**.

Notary Public

My Commission Expires: 08/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Verna Burden, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **1st** day of **February**, **2024**.

Notary Public

My Commission Expires: 08/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON