THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Marlita Y. Burford, Trustee 4001 S 1st St Apt 2 Louisville, KY 40214	Same	052 12 0A 028.00

Quitclaim Deed to Trustee

Grantor: Ruby H. Burford, a widow
Grantee: Marlita Y. Burford, Trustee of the Irrevocable Trust of Ruby H. Burford, dated March 29, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat Candlewood "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20030122-0009060, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isaac T. Burford and Ruby H. Burford, Husband and Wife by deed from Jeffrey H. Escue, Unmarried, of record in Instrument Number 20201209-0143892, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2040 Candlewood Dr., Madison, TN 37115.

Isaac T. Burford and Ruby H. Burford were married in Davidson County, Tennessee, on August 10, 1960. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Isaac T. Burford in Davidson County, Tennessee, on February 2, 2024; and Ruby H. Burford conveys as surviving tenant by the entirety.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Ruby H Burford
Ruby H. Burford
Grantor

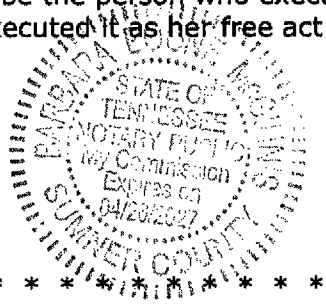
Karen Johnson Davidson County
Batch# 1117276 DEEDQC
04/02/2024 11:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240402-0022907

State of Tennessee
County of Sumner

On March 29, 2024, before me personally appeared Ruby H. Burford, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

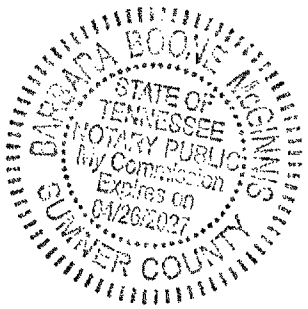
Marlita Y. Burford

Marlita Y. Burford, Trustee
Grantee

Sworn to and subscribed before me on March 29, 2024.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 March 29, 2024.

Sarah Marlett

Signature

3/29/24

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 29, 2024.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

