QUIT-CLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **CHRSTINE ROBERTS,** has this day bargained and sold and by these presents does hereby bargain, sell, transfer, quit-claim and convey all right, title, claim and interest unto **ANNA BURCHARD and husband, JASON BURCHARD,** their heirs and assigns, in the following described tract of land, lying and being in Davidson County, Tennessee, bounded and described as follows:

091-12-0-031.00
Land in Davidson County, Tennessee, being Lot No. 514 in Block 85 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, pages 74 and 75, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property acquired by GCR Services WY/CO, LLC, by virtue of a deed dated April 15, 2019, from Nicole Piersiak, of record at Instrument No. 20190423-0037359, Register's Office, Davidson County, Tennessee.

Karen Johnson
Batch # 1126729
04/24/2024 02:46:32 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240424-0029657

EXECUTED on this 5th day of April, 2024.

Christine Roberts
CHRISTINE ROBERTS

State of Arizona)
)
County of Maricopa)

Before me, the undersigned authority, a Notary Public in an for said State and County, personally appeared **Christine Roberts,** the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal on this 5th day of April, 2024.

NOTARY PUBLIC

My commission expires: 10/10/27

Mark Anthony Johnson
Notary Public
Maricopa County, Arizona
My Comm. Expires 10-10-27
Commission No. 657979

This instrument prepared by:
LOONEY & CHADWELL TITLE SERVICES, LLC
156 Rector Ave., Crossville, Tennessee 38555
C3: Quit-Claim Deeds/Roberts to Burchard

The name and address of a property owner is:

Anna Burchard and Jason Burchard
4607 B Illinois Ave
Nashville TN 37209

The name and address of the person or entity responsible for payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or missions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

AFFIDAVIT OF CONSIDERATION

State of Arizona)
)
County of Maricopa)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.

Christine Roberts
Affiant

Subscribed and sworn to before me this 5th day of April, 2024.

NOTARY PUBLIC

My commission expires: 10/10/27

Mark Anthony Johnson
Notary Public
Maricopa County, Arizona
My Comm. Expires 10-10-27
Commission No. 657979