Karen Johnson
Batch # 1148455
06/18/2024 12:04:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240618-0045829

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brittany Ann Burwell **1040 B Battery Lane** **Nashville, TN 37220**	**131 12 4D 002.00 CO**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 1818 20th Avenue South, Suite 300, Nashville, Tennessee 37212		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered on October 6, 2023 and the Agreed Order Modifying the Parties' Marital Dissolution Agreement entered on June 12, 2024 by the Third Circuit Court of Davidson County, Tennessee. This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(v).

Brittany Ann Burwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this

the 17th day of June, 2024.

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

NOTARY PUBLIC

My Commission Expires: 11/2/2026

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) cash in accordance with the conditions of the Final Decree of Divorce entered on October 6, 2023 and the Agreed Order Modifying Parties' Marital Dissolution Agreement entered on June 12, 2024 by the Third Circuit Court of Davidson County, **LOUIS BURWELL**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **BRITTANY ANN BURWELL,** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1040 Battery Land Townhomes, a Horizontal Property Regime with Private Elements of records as Instrument No. 20181130-0117249 and being shown on Plat attached thereto as Exhibit "C", 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 Brittany A. Burwell and Louis Burwell, wife and husband, from Larry D. Glass and wife, Charlotte D. Glass, as tenants by the entirety as to a one-half undivided interest and Erin Vann and wife, Daryl Vann, as tenants by the entirety as to a one-half

undivided interest, by Warranty Deed of record in Instrument No. 20210923-0128131, recorded September 23, 2021, in the Register's Office of Davidson County, Tennessee. Brittany Ann Burwell and Louis Burwell having since divorced, Louis Burwell executes this Quitclaim Deed in accordance with the terms of the Marital Dissolution Agreement filed on October 3, 2023, in Davidson County Third Circuit Court under Docket No. 22D1189

This is improved property known as:
1040 B Battery Lane
Nashville, Tennessee 37220.

Legal description obtained from prior deed.

This conveyance is subject to any and all existing easements and encumbrances of record.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 14 day of June, 2024.

Louis Burwell

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 **LOUIS BURWELL**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 14 day of June, 2024.

SHAYNA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

NOTARY PUBLIC

My Commission Expires: 4/7/26

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROCIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMED NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.