Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law. PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Jessica Combs
1364 Greenstone Lane
Nashville TN 37221

Send Tax Bills To:
Jessica Combs
1364 Greenstone Lane
Nashville TN 37221

Karen Johnson
Batch # 1151085
06/26/2024 11:50:47 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240626-0047881

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jessica Combs Burns a.k.a. Jessica Combs, an unmarried woman**, residing at 1364 Greenstone Lane, Nashville TN 37221 and **Martin R. Burns, Jr. a.k.a. Martin Rodney Burns, Jr., an unmarried man,** residing at 120 Providence Trail, Mount Juliet, TN 37122 (hereinafter the "Grantors") hereby quitclaim and convey unto **Jessica Combs, an unmarried woman,** (the "Grantee"), and her successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 1364 Greenstone Lane, Nashville TN 37221

Map & Parcel: 126 14 0A 118.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or in equity, for the use and benefit of said Grantee forever, subject to such limitations, restrictions and encumbrances as may affect the property.

NOTE TO REGISTER & ABSTRACTER: This property was held as a tenancy by the entirety by the Grantors, until their divorce effective by Final Decree of the Court which is dated February 16, 2024 (Circuit Court for Davidson County, Tennessee, Case No. 23D1619) wherein the Court ruled that sole title in the subject parcel shall vest in the Grantee.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 25 **day of June, 2024.**

Jessica Combs

Jessica Combs Burns a.k.a.
Jessica Combs

Martin R. Burns, Jr. a.k.a
Martin Rodney Burns, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On **this** 25th **day of June, 2024**, before me, the undersigned, personally appeared **Jessica Combs Burns a.k.a. Jessica Combs**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires:

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is **$0.00**.

Jessica Combs
Affiant: Jessica Combs Burns a.k.a. Jessica Combs

Subscribed and sworn to before me, **this** 25th **day of June, 2024**.

Notary Public
My Commission Expires:

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

On **this** 13th **day of June, 2024**, before me, the undersigned, personally appeared **Martin R. Burns, Jr. a.k.a. Martin Rodney Burns, Jr**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Crystal Glover

Notary Public
My Commission Expires: 01/29/2028

CRYSTAL GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of FINAL PLAT TRAVIS TRACE SUBDIVISION PHASE 4, as shown on Plat of record in Instrument 20190710-0067020 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made to for a more complete description.

This being the same property conveyed to Jessica Combs Burns and Martin R. Burns, Jr. wife and husband, via Special Warranty Deed, from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, which is dated October 28, 2020, and recorded as Instrument No. 20201029-0125699, Register's Office for Davidson County, Tennessee.