Name and Address of New Owner:
Martha Burns and Raymond Burns, Jr.
1116 Stainback Avenue
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 1161261 DEEDQC
07/24/2024 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055863

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-03-0-330.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Martha E. Burns, married, formerly known as Martha E. Floyd, unmarried,** "the Grantor," conveys and quitclaims unto **Martha E. Burns and Raymond Burns, Jr., wife and husband,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Being Lot No. 98 on the Plan of Sharpe and Horns 1st Addition, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha E. Floyd, unmarried, by Warranty Deed from Clois Fowler, Trustee**, of record in Book 8348, Page 507, Register's Office for Davidson County, Tennessee, dated May 6, 1991, and recorded on May 9, 1991, Register's Office for Davidson County, Tennessee.

Being improved property also known as **1116 Stainback Avenue, Nashville, Tennessee 37207.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 23 day of July, 2024.

Martha E. Burns (SEAL)
Martha E. Burns

STATE OF TN
COUNTY OF Davidson

On this 23 day of July, 2024., before me personally appeared Martha E, Burns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 23 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-23-24 .

Affiant Signature

7-23-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

