Karen Johnson Davidson County
Batch# 1162599 DEEDQC
07/25/2024 11:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240725-0056348

File No: TN24108590-1
Grantor's Loan No. _____

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Larry Burney**, 4050 Glen Saint Mary Rd, Lake Wales, FL 33898

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 076-01-0-051-00

## QUITCLAIM DEED

**Larry Marlin Burney, Sr. A/K/A Larry Burney, Administrator of the Estate of Kristy Marie Burney A/K/A Kristy Burney,** pursuant to the Letters of Administration filed in the Circuit Court of Davidson County, Tennessee, Docket No 23P488, ("Grantor"), of 4050 Glen Saint Mary Rd, Lake Wales, FL 33898, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Larry Burney,** ("Grantee"), whose tax mailing address is 4050 Glen Saint Mary Rd, Lake Wales, FL 33898, with quitclaim covenants, the following described real estate:

**Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Oak Creek Subdivision, as of record in Plat Book 5200, Page 96, said Register's Office.**

**Said Lot No. 49 fronts 90 feet on the Northerly side of Oak Leaf Drive and extend back 142.27 feet on the Easterly line and 144.06 feet on the Westerly line to a dead line in the rear measuring 99.88 feet thereon.**

**Tax ID: 076-01-0-051-00**

**Property Address is: 816 OAK LEAF DR, OLD HICKORY, TN 37138**

**Being that parcel of land conveyed to Kristy Burney, an unmarried woman from Lee Tyler Gaw, an unmarried man by that Deed dated 1/30/2009 and recorded 2/6/2009 as Instrument No. 20090206-0010481, of the Public Records of Davidson County, Tennessee.**

**Kristy Burney departed this life 12/21/2022**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 22, 2024:

Larry Marlin Burney, Sr. A/K/A Larry Burney, Administrator of the Estate of Kristy Marie Burney A/K/A Kristy Burney

**Larry Marlin Burney, Sr. A/K/A Larry Burney, Administrator of the Estate of Kristy Marie Burney A/K/A Kristy Burney**

STATE OF FLORIDA
COUNTY OF POLK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Larry Marlin Burney, Sr. A/K/A Larry Burney,** Administrator of the Estate of Kristy Marie Burney A/K/A Kristy Burney, personally known to me, or has produced FLORIDA Driver Lic, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of July, 2024 by physical appearance.

Notary Public Robert L. Loos

Notary Public State of Florida
Robert L. Loos
My Commission HH 453514
Expires 11/2/2027

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Richelle Atkinson
Affiant Richelle Atkinson

Subscribed and sworn to before me on this the 25 day of July, 20 24.

Notary Public

My Commission Expires: 4-11-2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

# True Copy Certification
# State of Tennessee

I, Taylor Reed, do hereby make oath that I am a licensed attorney and/or 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 7-22-2024.

Affiant Signature

July 25, 2024
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 25 day of July, 2024.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)