THIS INSTRUMENT PREPARED BY:
SMITH-WRIGHT LAW, PLLC
122 North Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1194207 DEEDQC
10/16/2024 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080257

Commonwealth of Pennsylvania - Notary Seal
KATHLEEN LOUISE MAIR - Notary Public
Philadelphia County
My Commission Expires September 21, 2025
Commission Number 1320250

STATE OF [redacted] Pennsylvania
COUNTY OF [redacted] Philadelphia

The actual consideration or value for this transaction is $0.00.

Affiant

Sworn to and subscribed before me this 30th day of September, 2024.

NOTARY PUBLIC
My Commission expires Sept. 21, 2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Team Burks, LLC	Team Burks, LLC	Map & Parcel
1605 14th Avenue North	1605 14th Avenue North	081-11-0-375.00
Nashville, Tennessee 37208	Nashville, Tennessee 37208	

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration paid and delivered, We, Oren S. Burks and Jocelyn Burks, husband and wife, (hereinafter called the "Grantors"), have bargained and sold and do hereby convey, release and forever quitclaim unto Team Burks, LLC, (hereinafter called "Grantee"), its heirs, successors and assigns all of our rights, title and interests in and to a certain tract or parcel of land located at 1605 14th Avenue North, Nashville, in Davidson County, Tennessee, ("Property") described as follows:

> Land in Davidson County, Tennessee, being the southerly one-half of lot No. 273 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Additional to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.
>
> Said part of lot No. 273 fronts 50 feet on the Westerly side of 14th Avenue North, formerly Alberta A venue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Daniel R. Green, a married man by Warranty deed from BRC Enterprises, LLC, an Indiana limited liability company of record in Instrument No. 20160929-0102945 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 29, 2016.

Being the same property conveyed to Oren S. Burks, an unmarried man, by Warranty Deed from Daniel R. Green, a married man, dated November 29, 2018 and recorded December 3, 2018 in Instrument No. 20181203-0117399 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oren S. Burks and Jocelyn Burks, husband and wife, by Quitclaim Deed from Oren S. Burks, an unmarried man, dated August 27, 2019 and recorded September 3, 2019 in Instrument No. 20190903-0088551 in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property; and to the zoning regulations of the appropriate governmental body.

This is improved property located at 1605 14th Avenue North, Nashville, Tennessee 37208.

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 30 day of September, 2024.

Oren S. Burks

STATE OF Pennsylvania)

COUNTY OF Philadelphia)

On this the 30th day of September, 2024, before me personally appeared Oren S. Burks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledge that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Philadelphia, Pennsylvania, on this 30th day of September, 2024.

My Commission expires: Sept. 21, 2025 Notary Public

Commonwealth of Pennsylvania - Notary Seal
KATHLEEN LOUISE MAIR - Notary Public
Philadelphia County
My Commission Expires September 21, 2025
Commission Number 1320250

WITNESS my hand this the 30th day of September, 2024.

Jocelyn Burks

STATE OF Pennsylvania)

COUNTY OF Philadelphia)

On this the 30th day of September, 2024, before me personally appeared Jocelyn Burks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledge that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Philadelphia, Pennsylvania, on this 30th day of September, 2024.

My Commission expires: September 21, 2025 Notary Public

Commonwealth of Pennsylvania - Notary Seal
KATHLEEN LOUISE MAIR - Notary Public
Philadelphia County
My Commission Expires September 21, 2025
Commission Number 1320250

Certificate of Authenticity

I, Thomas M. VanNess III, 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 September 30, 2024.

Date

Affiant Signature

10/16/2024
Date

State of Florida }
County of Palm Beach }

Sworn to and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of October, 2024. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (current or issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit:_____.

Notary's Signature

NOTARY PUBLIC STATE OF FLORIDA
AUDRA HUGHES
MY COMMISSION # HH291678
EXPIRES: July 27, 2026

My Commission Expires: 07/27/2026
Date

Notary's Seal (if on paper)