Karen Johnson Davidson County
Batch# 1195346 DEEDQC
10/18/2024 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241018-0081102

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of October, 2024. Notary Public My Commission Expires: _____

EILEEN HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

38349

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner: Deneke Burford and Tyae Burford 2503 Easy Avenue Long Beach, CA 90810	Send Tax Bills To: New Owner 2503 Easy Avenue Long Beach, CA 90810	Tax Information: Map and Parcel No.: 81-16-545 (1014 Morrison Street) 81-16-546 (0 Morrison Street) 81-16-547 (1006 Morrison Street)

This conveyance is being made for the express purpose of combining Davidson County Map 81-16, Parcels 545, 546, and 547, into a single tax parcel.

WHEREAS, Deneke Burford and Tyae Burford are the owners in fee simple of three (3) tracts of real property located in Davidson County, Tennessee, and more commonly known as 0, 1006 and 1014 Morrison Street, Nashville, Tennessee, being the same properties conveyed to William Burford by deeds of record in Book 8088, page 791; Instrument No. 20001103-0109256; and Book 10531, page 361, Register's Office for Davidson County, Tennessee, and with the said William Burford having since died intestate, leaving as his sole heirs at law, Deneke Burford and Tyae Burford, as evidenced by the Affidavit of Heirship of record in Instrument No. 20190219-0014551, Register's Office for Davidson County, Tennessee; and

WHEREAS, Deneke Burford and Tyae Burford have caused a metes and bounds survey to be prepared as a Consolidation Plat of 0, 1006, and 1014 Morrison Street, Nashville, Davidson County, Tennessee, consolidating said tracts into a single tract, as shown on the copy of the Consolidation Plat attached hereto as Exhibit "A" and as further described by the accompanying legal description attached hereto as Exhibit "B"; and

WHEREAS, Deneke Burford and Tyae Burford, as the owners of said tracts, now wish to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map 81-16, Parcels 545, 546, and 547, into a single tax parcel, **DENEKE BURFORD and TYAE BURFORD** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **DENEKE BURFORD AND TYAE BURFORD**, their heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 0, 1006, and 1014 Morrison Street, Nashville, Tennessee, 37208.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of October, 2024.

DENEKE BURFORD

TYAE BURFORD

STATE OF CALFORNIA
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public in and for the County and State aforesaid, DENEKE BURFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Long Beach, California, this the 17 day of October, 2024.

SUSANA VALDEZ
Notary Public - California
Los Angeles County
Commission # 2338615
My Comm. Expires Nov 26, 2024

Notary Public

My Commission Expires: 11/26/2024

STATE OF CALFORNIA
COUNTY OF Los Angeles

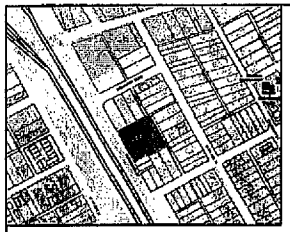
Personally appeared before me, a Notary Public in and for the County and State aforesaid, TYAE BURFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Long Beach, California, this the 17 day of October, 2024.

SUSANA VALDEZ
Notary Public - California
Los Angeles County
Commission # 2338615
My Comm. Expires Nov 26, 2024

Notary Public

My Commission Expires: 11/26/2024



VICINITY MAP
(NOT TO SCALE)

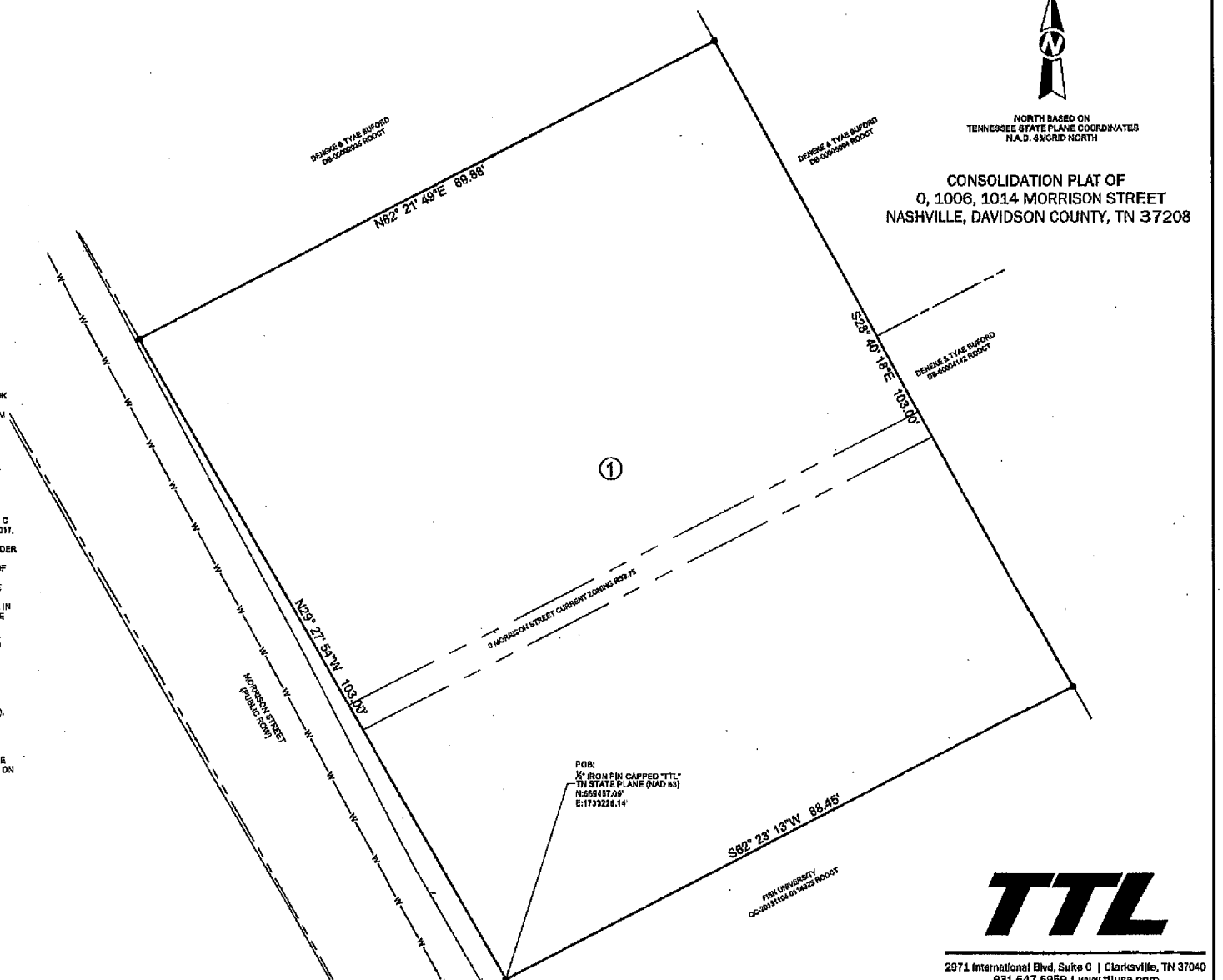
LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- MBSL
- W — W — EXISTING WATER LINE
- SA — SA — EXISTING SANITARY LINE
- EDGE OF PAVEMENT
- ☒ DROP INLET ⊗ SANITARY SEWER MANHOLE
- ● MONUMENT SET (1/2" REBAR WITH A CAP MARKED TTL)

DB=DEED BOOK
PG=PAGE
ROW=RIGHT OF WAY
POB=POINT OF BEGINNING
NAD=NORTH AMERICAN DATUM
RODOT=REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
SQFT=SQUARE FEET

NOTES

1) THE PURPOSE OF THIS PLAT IS TO COMBINE 0 MORRISON STREET DB-00004593, 1005 MORRISON STREET DB-00004633, 1014 MORRISON STREET DB-00003997, AND BEING A PORTION OF PLAT BOOK 161 PG 79 RODOT INTO ONE SINGLE PARCEL.
2) ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
3) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
4) ALL DRIVEWAYS CULVERTS SHALL BE PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. MINIMUM DRIVEWAY CULVERT IS METRO ROW IS 15" RCP.
5) IT WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER OR THE OWNER TO INCLUDE THE ABOVE REFERENCED EASEMENTS AS AN INTEGRAL PART OF THE SUBDIVISION IN SUCH A MANNER THAT SAID AREAS WILL BE OWNED AND MAINTAINED BY THE PRESENT OWNER OR BY A PROSPECTIVE PROPERTY OWNER UNLESS OTHERWISE NOTED.
6) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
7) THE PROPERTY SHOWN IS IN AN AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP (47037 C 0241 H ZONE X) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: APRIL 5 2017, UNLESS OTHERWISE NOTED ON SURVEY.
8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
9) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
10) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS.
11) ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
12) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL
13) ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SEC. 17.28.103 OF THE METRO ZONING CODE.
14) WHEN A BOUNDARY LINE IS SHIFTED BETWEEN TWO PARCELS/LOTS, THE OWNER MUST ALSO RECORD A NEW DEED REFLECTING THE NEW LOT LINES; OTHERWISE THE TAX ASSESSOR WILL SHOW DUAL OWNERSHIP ON EACH LOT, AS PLATS CANNOT CHANGE OWNERSHIP
15) NO STORMWATER MANAGEMENT AGREEMENT KNOWN OF AT TIME OF SURVEY.
16) 0 MORRISON STREET HAS A CURRENT ZONING OF RS3.75(MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 3,750 SQUARE FOOT LOT AND INTENDED FOR SINGLE-FAMILY DWELLINGS). 1005, 1014, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY ARE ALL ZONED RM20 (MEDIUM-HIGH DENSITY RESIDENTIAL, INTENDED FOR MULTI-FAMILY DWELLINGS AT 20 UNITS PER ACRE.) ACCORDING TO THE METRO NASHVILLE PARCEL VIEWER ON 10/01/24.
17) GPS CERTIFICATION:
A. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATES OF 07/25/24 AND 08/06/24 UTILIZING A CARLSON BRX7 DUAL-FREQUENCY RECEIVER WITH ON SITE BASE AND ROVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING AN OPUS SOLUTION REFERENCED TO NAD 83 (2011) (EPOCH 2010) OBSID 19 (CONUS). POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05', V 0.07', COMBINED GRID FACTOR: NOT USED



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83/GRID NORTH

CONSOLIDATION PLAT OF
0, 1006, 1014 MORRISON STREET
NASHVILLE, DAVIDSON COUNTY, TN 37208

NOTARIZATION

STATE OF TENNESSEE, DAVIDSON COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

_____
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

_____ NOTARY PUBLIC | _____ DATE | _____ MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN BOOK NUMBER, (BK/GP, PAGE (PG) 507, BK 2005, PG 75, BK 997, PG 311, BK 4565, PG 849, BK 4656, PG 334, BK 484, PG 462, BK 5064, PG 662, BK 3064, PG 713, BK 4143, PG 667, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY.

_____ OWNER(S) SIGNATURE | _____ DATE

_____ OWNER(S) PRINT

OWNER:
DENEKE & TYAS BUFORD
2503 EASY AVE
LONG BEACH, CA 90810

SITE AREA CHART		
LOT	SQ. FEET	ACRES
1	9,103	0.21 +/-

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. ALL MONUMENTS NOT EXISTING PRIOR TO THIS SURVEY HAVE BEEN PLACED AS SHOWN HEREON. ALL LOTS HAVE DIRECT ACCESS TO A STREET OTHER THAN AN ALLEY, EXCEPT AS NOTED.

TENNESSEE REGISTERED LAND SURVEYOR
RYAN S. GOINS
2969
TENNESSEE
NO. 3003

_____ TN REGISTERED SURVEYOR # 3003 | 08-06-24 DATE

COMMISSION APPROVAL

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE.

BY: _____

DATE: _____

RECORD

SALE INSTRUMENT NUMBER: DB-00003997 0000333, DB-00004583 0000349, DB-00004633 0000338 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

SITE DATA CHART	
ZONING	RM20 & RS 3.75 (SEE NOTE 17 FOR DETAIL)
ADDRESS	0, 1005, 1014, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY
PLAT	CONSOLIDATION PLAT
AREA	0.74 TOTAL ACRES
TAX INFO	81-16-546, 81-16-586, 81-16-547
CASE #	
COUNCIL	19TH COUNCIL DISTRICT (JACOB KUPIN)
NASHVILLE, DAVIDSON COUNTY, TENNESSEE	

0 10 20 30
SCALE: 1" = 10'

TTL
2971 International Blvd, Suite C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

CONSOLIDATION PLAT OF 0, 1006, 1014 MORRISON STREET
19TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

08-06-24 DATE	DEED REFERENCE: DB-00003997 0000333, DB-00004583 0000349, DB-00004633 0000338 RODOT

METRO PROJECT# _____ TOTAL LOTS 1
ACRES NEW ROAD NA MILES NEW ROAD NA
OWNER DENEKE & TYAE BUFORD

X:\2024\12024-12.02\047 1015 MORRISON STREET, NASHVILLE, TN\SURVEY\CAD\MORRISON PLAT.DWG
PLOTTED: 10/10/2024 10:22 AM

20241018008110 2

Exhibit H

Exhibit "B"

Land Description

Of the Combination of the

Deneke & Tyae Buford Properties

0, 1006, 1014 Morrison Street, Nashville, Davidson County, TN

Being a parcel of land in the 19th Council District of Davidson County, Tennessee as shown on Tax Maps 81-16-545, 81-16-546, 81-16-547. Said parcel being a combination the Deneke & Tyae Buford property as recorded in Deed Book (DB) DB-00003997 0000333, DB-00004583 0000949, DB-00004635 0000338 at the Register's Office of Davidson County, Tennessee (RODCT). It can generally be described as being east of and adjacent to Morrison Street, north of Jackson Street, south of Meharry Boulevard, west of 11th Avenue North, and being further described below. The purpose of this description is to combine 0, 1006, 1014 Morrison Street into one parcel after the consolidation plat is recorded.

Beginning at a set ½" iron pin capped "TTL" in the eastern Right of Way (ROW) of Morrison Street. Said POINT OF BEGINNING having Tennessee State Plane Coordinates (NAD 83) Northing of 669457.09, Easting of 1733226.14, being the southern corner of the herein described tract, and being the western corner of the Fisk University Property as recorded in Quit Claim (QC)-20131104 0114325 RODCT.

Thence, leaving said Fisk University property, and along said ROW of Morrison Street, North 29°27'54" West a distance of 103.00 feet to a ½" iron pin capped "TTL." Said iron pin being the western corner of the herein described tract, and the southern corner of the Deneke & Tyae Buford property as recorded in DB-00002035 RODCT.

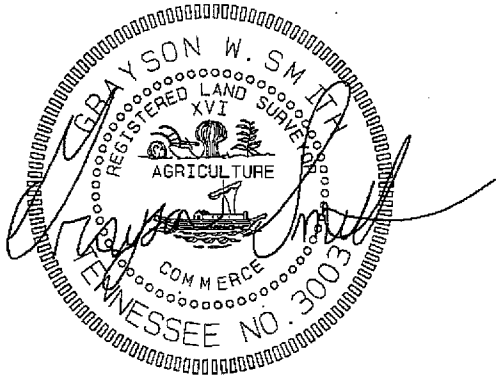
Thence, leaving said ROW of Morrison Street and along said Buford property, North 62°21'49" East a distance of 89.88 feet to a ½" iron pin capped "TTL." Said iron pin being the northern corner of the herein described tract, being the eastern corner of said Buford property, and being in the western line of the Deneke & Tyae Buford property as recorded in DB-00005094 RODCT.

Thence, leaving said Buford property, along and past said Buford property, and to and along the Deneke & Tyae Buford property as recorded in DB-00004142 RODCT, South 28°40'18" East a distance of 103.00 feet to a ½" iron pin capped "TTL." Said iron pin being the eastern corner of the herein described tract, and being in the western line of said Buford property, and being the northern corner of said Fisk University property.

Thence, leaving said Buford property, and along said Fisk Property, South 62°23'13" West a distance of 88.45 feet to said POINT OF BEGINNING.

Herein described tract containing 9,180 square feet or 0.21 acres, more or less.

Together with and subject to any easements, covenants, rights of ways, restrictions, and/or conveyances that are of record and not of record. According to a consolidation plat by Grayson W. Smith TN RLS #3003, TTL Inc.



08-06-24

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/17/24 (date of document).

Affiant Signature

10/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

