Karen Johnson Davidson County
Batch# 1200301 DEEDQC
11/01/2024 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084908

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ben A. Burns and Christina W. Burns, Co-Trustees of the Burns Revocable Trust Dated May 30, 2024 4535 Wayland Drive Nashville, TN 37215	(Same)	130 15 0 054.00

This instrument prepared by: Holland & Knight LLP, John Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

JOSEPH M. WRIGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

Subscribed and sworn to before me, this 8th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **BEN A. BURNS AND WIFE, CHRISTINA W. BURNS** ("Grantors"), by these presents, do hereby quitclaim and convey all their right, title and interest, unto **BEN A. BURNS AND CHRISTINA W. BURNS, AS CO-TRUSTEES OF THE BURNS REVOCABLE TRUST DATED MAY 30, 2024** ("Grantees"), their successors and assigns, in and to the following described land in Davidson County, Tennessee (the "Property"):

LAND situated in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harpeth View Estates of record in Book 1835, page 69, Register's Office for said County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben A. Burns and wife, Christina W. Burns, by deed of record as Instrument No. 20130402-0032150, said Register's Office.

This is improved property known as 4535 Wayland Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, Grantors have executed this instrument this 8 day of October, 2024.

Ben A. Burns

Christina W. Burns

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben A. Burns, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

JOSEPH M. WRIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina W. Burns, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

JOSEPH M. WRIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Tennessee Certification of Electronic Document

I, Kerry Henson, 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 10/8/2024 (date of document).

Kerry Henson
Affiant Signature

10/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2024.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: Nov 2, 2026

NOTARY'S SEAL

