QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1202095 DEEDQC
11/05/2024 03:01:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241105-0085962

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater.
for this transfer is $0.00.

Affiant

Subscribed and sworn to before me.
This 5 day of Nov 2024.

Notary Public

My Commission Expires: 08/16/2025

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
James Andrew Davis 7560 River Road Pike Nashville, TN 37209	New Owner	Map 89 Parcel 53

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Mia J. Burke**, (hereinafter referred to as "Grantor") do hereby quitclaim, and convey unto **James Andrew Davis** (hereinafter referred to as the "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

BEGINNING at an iron pin in the Westerly right of way of River Road being the N. E. corner of the Leo E. DeMoss, Sr. property; thence along the DeMoss line S. 80 deg. 27 min. 22 sec. W. 366.93 ft. to an iron pin; thence S. 07 deg. 15 min. 01 sec. E. 144.00 ft. to an iron pin; thence S. 03 deg. 55 min. 30 sec. E. 111.38 ft to an 18 inch Walnut tree in fence row; thence S. 01 deg. 20 min. 28 sec. W. 195.58 ft. to an iron pin being the S.W. corner of the DeMoss property and the Northerly margin of Albert J. Dale property; thence with Dale's line N. 83 deg. 15 min. 01 sec. W. 505.47 ft. to an *iron* pin; thence N. 34 deg. 05 min. 14 sec. E. 490.68 ft. to an iron pin; thence S. 59 deg. 58 min. 56 sec. E. 164.61 ft. to an iron pin; thence N. 05 deg. 01 min. 43 sec. E. 282.25 ft. to an iron pin; thence s. 79 deg. 16 min. 49 sec. E. 282.26 ft. to an iron pin; thence S. 79 deg. 16 min. 49 sec. E 444.90 ft. to an iron pin in the westerly right of way in River Road; thence along said right of way S. 27 deg. 14 min. 39 sec. W. 80.44 ft. to the point of beginning containing 5.00 acres more or less according to a survey of Greg Underwood dated 9/2/88.

Being part of the same property conveyed to Mia J. Burke by the laws of descent and distribution by the death of Linda Jeanelle Davis, as evidenced by the Affidavit of

Heirship executed by David M. Benson, of record in Instrument Number 20240314-0017806, Registers office of Davidson County, Tennessee.

This is an improved property known as **7560 River Road Pike, Nashville, Tennessee 37209.**

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5 day of November 2024.

Mia J. Burke

Mia J. Burke

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Mia J. Burke**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, (city) Tennessee, (state) this 5 day of November 2024.

Notary Public

My Commission Expires: Aug 16, 2025

DANIELLE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY