Karen Johnson
Batch # 1202103
11/05/2024 03:14:42 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241105-0085973

QUITCLAIM DEED

GRANTOR:
Laura Beth Piazza, Trustee
f/b/o The Chad Burns Trust
130 Woodmont Blvd.
Nashville, TN 37205

GRANTEE:
Laura Beth Piazza, Individually
130 Woodmont Blvd.
Nashville, TN 37205

MAP PARCEL NO.
128 14 0 177.00

SEND TAX BILL TO:
Same as Before

****

Whereas, by a deed of record as instrument number 20180409-0032941 in the Register's Office for Davidson County, Tennessee, the within named Grantor, Laura Beth Piazza, trustee, for the benefit of The Chad Burns Trust ("the Trust"), a trust indenture created by the last Will of Teresa Burns, which Will was admitted to probate in case number 17-P-998 in Davidson County, Tennessee, and

Whereas, Laura Beth Piazza, as trustee, did receive a one-half (½) undivided interest in the within named real property for the benefit of the Trust, and

Whereas, the said Chad Burns has now died on March 30, 2024 without a Will and leaving Laura Beth Piazza as his sole heir-at-law, and who by the terms of the Trust is entitled to all of the remaining Trust corpus, which includes a one-half (½) undivided interest in the following described real estate in Davidson, County Tennessee, described as follows:

Land in Davidson Count, Tennessee, being Lot No. 43 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for Davideson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all conditions and easements of record including, but not limited to all matters appearing on the plan of Stacy Square, Section 2, in Book 4175, page 30, and the restrictive covenants contained in Book 4265, page 777 and Book 4379, page 833 in said Register's office.

This conveyance is subject to a deed of trust of record as instrument number 10031014-0152009 is said Register's Office.

This conveyance is subject to a deed of trust of record as instrument number 10031014-0152009 is said Register's Office.

Being the same one-half (½) undivided interest in property conveyed to Laura Beth Piazza, as trustee, for the Chad Burns Trust by a deed from Laura Beth Piazza, executrix, for the estate of Teresa Burns of record as instrument number 20180409-0032941 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 8028 Stallion Ct., Nashville, TN, 37221

Now, therefore, for and in consideration of the premises, the undersigned grantor do hereby quitclaim and convey unto Laura Beth Piazza, individually, a one-half (1/2) undivided interest in the within described real estate for Laura Beth Piazza, individually.

Witness our hands on this the 1st day of November, 2024.

Laura Beth Piazza

Laura Beth Piazza, Trustee, Grantor
f/b/o Chad Burns Trust

State of Tennessee
County of Davidson

Personally appeared before me, Charles C. Burbridge of said state and county, the within named Laura Beth Piazza, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as trustee of the Chad Burns Trust and for the purposes herein contained.

Witness my hand, at office, this 1st day of November, 2024.

comm. exp. 3-5-25

Charles C. Burbridge
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ - 0 -, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Laura Beth Piazza
AFFIANT

Sworn to and subscribed to before me on this the 1st day of November, 20 24.

3-5-25 Charles C. Burridge
Comm. Exp. Notary Public

CHARLES C. BURRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PREPARED BY:

Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, Tennessee 37203
615.385.2268BPR 9912
ccb2633@hotmail.com