Name and Address of New Owner:
William Joseph Burchfield II
2007 Rose Cliff Drive
Nashville, TN 37206

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-16-0-278.00

Karen Johnson Davidson County
Batch# 1217814 DEEDQC
12/18/2024 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241218-0098384

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Joseph Burchfield II and Beverly Anne Burchfield, as Husband and Wife,** "the Grantor," convey and quitclaim any interest they have unto **William Joseph Burchfield II, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 124 on the plan of Rosebank Park of Record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124 fronts 65 feet on the North side of Rose Cliff Drive and runs back between lines 202.7 feet on the East line and 190.7 feet on the West line to a dead line on which it measures 80 feet.

Being the same property conveyed to William Joseph Burchfield II and Beverly Anne Burchfield, as husband and wife by Warranty Deed from Allison M. Roberts, a married woman of record in Instrument No. 20190723-0072320 Register's Office for Davidson County, Tennessee, dated July 22, 2019, and recorded on July 23, 2019.

Reference is hereby made to divorce action styled William Joseph Burchfield II vs Beverly Burchfield, Case No. 24D633, in the Circuit Court for Davidson County, Tennessee.

Ms. Beverly Burchfield joins in the conveyance to relinquish any and all right, especially marital rights to the said property.

> Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18 day of December, 2024.

_____(SEAL)
William Joseph Burchfield II

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, William Joseph Burchfield II , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18 day of December, 2024

_____
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18 day of December 2024

_____(SEAL)
Beverly Burchfield

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 18 day of December, 2024

_____
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202412180098384

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18 day of December 24

Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-7395-?

202412180098384

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 December 18, 2024 (date of document)

Affiant Signature

12 · 18 · 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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