Karen Johnson Davidson County
Batch# 1248359 DEEDQC
03/20/2025 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020180

This Instrument Prepared By:
R. Colten Jones, Esq.
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Number**
K. Brad Burns 804 W. Hillwood Drive Nashville, TN 37205	Kathie E. Burns 869 W. Hillwood Drive Nashville, TN 37205	102-11-021

FOR AND IN CONSIDERATION of other monetary consideration, I, Kathie E. Burns (the "Grantor"), do hereby quitclaim, transfer, and convey all my rights, title, and interest I may have in the real property hereinafter described to Kelley Brad Burns (the "Grantee"), reserving to myself a life estate in said real property and the right and power, pursuant to Tenn. Code Ann. § 66-1-106, to dispose of and convey said real property in fee at any time during my lifetime, hereby saving and reserving to myself full power and authority at any time, during my lifetime, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, said property being a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Horton Heights, Section VIII, of record in Plat Book 2133, page 30, said Register's Office.

Said Lot No. 178 fronts 118 feet on the southwesterly margin of Hainey Drive and extends back 337.4 feet on the northwesterly line and 349.7 feet on the southeasterly line to a broken line in the rear, measuring 128.0 feet thereon.

Being the same property conveyed to Wallace E. Traylor, unmarried, by Warranty Deed executed on December 27, 2001 by Scott Billingsley, unmarried, of record at instrument number 20020107-0002019, Register's Office for Davidson County, Tennessee. Wallace E. Traylor died intestate on March 6, 2008 without issue or any other known heirs. Kathie E. Burns received an equitable interest in said property after having lived there with Wallace E. Traylor from on or around December 27, 2001 until his death, and then continued to live there and pay taxes on the property ever since; therefore, Kathie E. Burns cannot be ejected from the property pursuant to Tenn. Code Ann. § 28-2-103.

This is improved property known as 869 West Hillwood Drive, Nashville, Tennessee 37205.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all liens, plats, easements, restrictions, and other matters of record.

This transfer is by quitclaim, and we make no warranties about the title. This deed is prepared on information provided by the Grantor, and no examination has been made by the Preparer.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 17th day of March 2025.

Kathie E. Burns

KATHIE E. BURNS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, R. Colten Jones, a Notary Public in and for said County and State, aforesaid, personally appeared Kathie E. Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee this 17th day of March 2025.

NOTARY PUBLIC

RICHARD COLTEN JONES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/29/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument is exempt from recordation tax pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(D).

Affiant

Sworn to and subscribed before me this 17th day of March 2025.

Notary Public

My Commission Expires: ~~02/29/2028~~ 06.20.28

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, R. Colten Jones, 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 March 17, 2025.

Affiant Signature

3/18/2025
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 18 day of March, 2025.

Notary's Signature

My Commission Expires: Nov 20, 28.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY