Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1253997 DEEDQC
03/31/2025 09 50 51 AM 2 pgs
Fees $12 00 Taxes $0 00
20250331-0023898

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO.	MAP & PARCEL NO
Mary Jo Burns 8950 Highway 70 Nashville, TN 37221	New Owner	Map 126-00-0 Parcel 012.00

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency whereof are acknowledged, **William J. Burns, Jill Marie Burns and Michael J. Burns** (hereinafter called the GRANTORS), do hereby quitclaim and convey unto **Mary Jo Burns**, all of our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

A certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

Beginning at a point in the northeasterly margin of U.S. Highway No. 70, said point being 1,236.7 feet, more or less northwesterly from the northwest intersection of said Highway and Old Charlotte Road; thence north 9 degrees 30 minutes east 1,063.6 feet to a point; thence south 84 degrees 51 minutes west 200 feet to a point; thence south 9 degrees 30 minutes west 957.5 feet to a point in the northwesterly margin of said Highway; thence with the margin of the same south 64 degrees 23 minutes east 200 feet to the beginning.

Being the same property conveyed to William L. Burns and wife, Mary Jo Burns, as tenants in common by Quitclaim Deed from Michael D. Sontag, of whom was vested in the same deed from William L. Burns and Mary Jo Burns, of record in Book 10740, page 832, in the Register's Office for Davidson County, Tennessee, dated December 08, 1997 and recorded on December 31, 1997.

The said William L. Burns has since died on or about June 23, 2015. The heirs-at-law of William L. Burns (also known as William Leo Burns) are William J. Burns, Jill Marie Burns, Michael J. Burns and Mary Jo Burns. Reference is made to the Affidavit of Heirship recorded herewith as Instrument 20250331-0023897, said Register's Office.

The purpose for this conveyance is to vest title solely in Mary Jo Burns.

This is improved property known as **8950 Highway 70, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set our hand(s) this 27 day of March, 2025.

GRANTORS:

William J. Burns

Jill Marie Burns

Michael J. Burns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, William J. Burns, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of March, 2025

NOTARY PUBLIC my Commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jill Marie Burns, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of March, 2025

NOTARY PUBLIC my Commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael J. Burns, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28 day of March, 2025

NOTARY PUBLIC my Commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Mary Jo Burns

Affiant

Subscribed and sworn to before me, this 27 day of March, 2025, 2020.

NOTARY PUBLIC my commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE