This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1277316 DEEDQC
05/23/2025 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250523-0041050

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Spiral Trust **940 35th Ave N** **Nashville, TN 37209**	**081-16-0-466.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HAZEL A. BURLEY** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **SPIRAL TRUST U/T/A DATED MAY 15, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest as it relates to Grantor's one-half (1/2) tenants in common interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Being part of Lots Nos. 9 and 10 on the plan of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241 Register's Office of Davidson County, Tennessee described as follows:

Beginning on the easterly margin of 14th Avenue North, formerly Watkins Street, and on the northerly margin of an alley; thence with the northerly margin of said alley; easterly 106 feet to a point; thence at right angles, northerly 49 feet 5 inches; thence westerly and parallel with said alley, 106 feet to the easterly margin of said Avenue; thence with the same southerly 49 feet 5 inches to the point of beginning.

Being the same property conveyed to HAZEL A. BURLEY and LEO DONALD SUGGS, by deed from MABEL A. SUGGS, of record in Book 5222, Page 79 in the Register's Office of Davidson County, Tennessee. The said LEO DONALD SUGGS having since died on October 8, 2021, leaving DOROTHY MARIE SUGGS and KENDRA SUGGS RICHARDSON as his heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125106, Register's Office for Davidson County, Tennessee. The said DOROTHY MARIE SUGGS having since died on July 14, 2022, leaving KENDRA SUGGS RICHARDS as her sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125107, Register's Office for Davidson County, Tennessee.

This is improved property known as 1034 14th Ave N, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 15 day of May, 2025.

GRANTOR:

HB

HAZEL A. BURLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **HAZEL A. BURLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2025.

T. Strickler

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 15th day of May, 2025.

T. Strickler

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 May 15, 2025 (date of document).

Affiant Signature

5-22-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary's Signature

My Commission Expires: 11-2-26

