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
20250523-0041056

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Spiral Trust**<br>**940 35th Ave N**<br>**Nashville, TN 37209** | **092-05-0-167.00** | **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, being one and the same person as HAZEL AUGUSTA SUGGS 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 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 Lots Nos. 18 and 19 in Geo. I. Waddy's Subdivision of Blocks Nos. 16 and 26 of Midway, a plan of which subdivision is of record in Book No. 421, page 55, of the Register's Office for said County.
>
> Said lots Nos. 18 and 19 front 50 feet each on the southerly side of Eden Street, and run back between parallel lines, 140 feet to an alley.
>
> Being the same property conveyed to EVELYN J. SUGGS, being one and the same person as EVELYN JOLETTE SUGGS, by deed from MABEL A. SUGGS and husband, J.E. SUGGS, Sr., of record in Book 3533, Page 551 in the Register's Office of Davidson County, Tennessee. The said EVELYN JOLETTE SUGGS having since died on February 18, 2021, leaving LEO DONALD SUGGS, HAZEL AUGUSTA SUGGS BURLEY, JOSEPH E. SUGGS, III, REGINALD L. SUGGS, TAMARAH SUGGS DANIEL, and KENDRA RICHARDSON as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125108, Register's Office of Davidson County, Tennessee.

This is improved property located at 3105 Albion Street, Nashville, Davidson County, Tennessee 37209.

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:**

HAZEL A. BURLEY, being one and the same person as HAZEL AUGUSTA SUGGS 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.

Notary Public

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

My Commission 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.

NOTARY PUBLIC
My Commission Expires: 5/23/27

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY