Karen Johnson
Batch # 1285199
06/17/2025 10 44 49 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250617-0047446

This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
203 Deerfield Lane
Franklin, TN 37069

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No..
Maria Olga Casco 2154 WHITNEY AVE NASHVILLE, TN 37210	Same	10613007500

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JOHN LLOYD BURGESS has this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, MARIA OLGA CASCO, his entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being the north 50 feet of Lot No. 23 on the subdivision of the Jane Watkins Tract of land of record in Plat Book 2, page 108, Chancery Court at Nashville, described as follows:

Beginning at the Southeast corner of a 50 foot street, being the first street East of Nolensville Pike and 50 foot street running East and West, being the first street North of Viola Avenue, and being the Northwest corner of said Lot No. 23; running thence with the Easterly margin of the first mentioned street, Southerly 50 feet; thence Easterly parallel with the 50 foot street running East and West; 150 feet to an alley; thence with the West margin of said alley Northerly 50 feet to the South margin of said East and West street, being the Northeast corner of said Lot No. 23, thence with the South margin of said street, Westerly 150 feet to the beginning.

Being the same property conveyed to JOHN LLOYD BURGESS by quitclaim deed from LILLIE ANN BURGESS VESTER, JOHN LLOYD BURGESS, and ALBERT RICKY BURGESS of record as Instrument No. 20230626-0048290, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This instrument has been prepared by information provided by the parties

No title search was conducted and no representations regarding title have been made by the Drafter

Witness my hand this 11th day of JUNE, 2025.

John Lloyd Burgess
JOHN LLOYD BURGESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LLOYD BURGESS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of JUNE, 2025.

Ronald H Bice Jr
Notary Public

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me, this the 11th day of JUNE, 2025.

Tina R Burgess
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN