Karen Johnson Davidson County
Batch # 1297833 DEEDQC
07/15/2025 11:03:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055725

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.:
William Floyd Burgess 315 BOXWOOD DRIVE NASHVILLE, TN 37217	Same	119 10 0 182.00

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, we, TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS have this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS, DEVON R. BURNS AND JAMES NICKOLAS BURNS, their entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Location: 2706 Live Oak Road, Nashville, TN 37210

Being Lot No. 41 on the Map of Mashburn Heights, as a record in Book 1835, Page 1 Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Live Oak Road at the common corner of Lot No. (s) 41 and 42; thence Easterly with the line between said Lots, 122 feet to the corner of Lot No. (s) 42 and 43; thence Southeasterly along the line between Lot No. (s) 41 and 43, 66.9 feet to the corner of Lot No. (s) 24, 41, and 43; thence Southerly along the line between Lot No. (s) 24 and 41, 45 feet to center of Lot No. (s) 24, 25, 40 and 41, 177.5 feet to the east margin of Live Oak Road; thence Northerly with said Road 82.9 feet to the beginning.

Being the same property conveyed to TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS by quitclaim deed from TELLIS DWAYNE BELL, DARRIN HURST, CHRISTIE HURST MOORE, CALEB HASSELL and AARON BARNETT of record as Instrument No. 20250314-0019019 in the 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 8th day of July, 2025.

Tinnie Burgess
TINNIE R. BURGESS

Willie Floyd Burgess
WILLIAM FLOYD BURGESS

Tammy Burns
TAMMY BURNS

Devon Burns
DEVON R. BURNS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINNIE R. 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 8th day of July, 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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM FLOYD 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 8th day of July, 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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY BURNS, 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 8th day of July, 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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVON R. BURNS, 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 8th day of July, 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 8th day of July, 2025.

Devon Burns
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My Commission Expires: 09/08/25

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