Karen Johnson Davidson County
Batch # 1306903 DEEDQC
08/08/2025 10:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063102

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
John C. Burch, Jr. 2020 Living Trust dated December 16, 2010 c/o Equitable Trust Company, Trustee 4400 Harding Pike, Suite 310 Nashville, TN 37205	SAME	103-9 7

John C. Burch, Jr. (hereinafter referred to as the "Decedent") died on February 25, 2025, leaving a Last Will and Testament dated December 16, 2010, a First Codicil dated November 11, 2014, and a Second Codicil dated June 3, 2020. The Last Will and Testament, First Codicil, and Second Codicil were admitted to probate on March 28, 2025, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 25P629. The Personal Representative, Equitable Trust Company, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Equitable Trust Company, Personal Representative of the Estate of John C. Burch, Jr. (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Equitable Trust Company, Trustee of the John C. Burch, Jr. 2010 Living Trust dated December 16,

2010, (hereinafter referred to as "Grantee"), its successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Hillwood Estates, Section 16, of record in Book 3300, Page 89, Register's Office for Said County, described as follows:
>
> Beginning on the southerly margin of Hillwood Boulevard at the corners of Lots Nos. 285 and 286; thence with the line between said two lots, southerly 258.7 feet; thence westerly 214.9 feet; thence northeasterly 230 feet to the southerly margin of Hillwood Boulevard; thence with the same, easterly 157.4 feet to the beginning.
>
> Being the same property conveyed to John C. Burch, and wife, Susan K. Burch, by deed from William J. Ivey and wife, Sandra K. Ivey, of record in Book 5027, page 32, Register's Office for said County.
>
> **This is improved property known as: 705 Hillwood Boulevard, Nashville, in Davidson County, TN**

The legal description stated above has been taken from the prior Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 6th day of August, 2025.

ESTATE OF JOHN C. BURCH, JR.-GRANTOR

Darlinda A. Jones

Equitable Trust Company of Nashville, Tennessee,
Personal Representative
By: Darlinda A. Jones
Its: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Kenrick T. Larson, a Notary Public of this County, Darlinda H. Jones, Senior Vice President of Equitable Trust Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Personal Representative of the Estate of John C. Burch, Jr. and that he/she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 6th day of August, 2025.

KENRICK THOMAS LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Kenrick T. Larson
Notary Public
My Commission Expires: 5-8-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(iv) [Formerly Section 67-4-409(a)(3)(D)].