Karen Johnson
Batch # 1306903
08/08/2025 10:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250808-0063103

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

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Christina P. Burch 1225 Strieter Road Ann Arbor, MI 48103	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. John C. Burch, Jr. also created a certain trust by an instrument dated December 16, 2010, known as the John C. Burch, Jr. 2010 Living Trust. John C. Burch, Jr. and Equitable Trust Company of Nashville, Tennessee, a Tennessee Trust Company, were the initial Co-Trustees. As a result of the Decedent's death, the Trustee wishes to implement the plan of disposition for such property provided for in the said John C. Burch, Jr. 2010 Living Trust dated December 16, 2010.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Equitable Trust Company of Nashville, Tennessee, Trustee of the John C. Burch, Jr. 2010 Living Trust (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Christina P. Burch, (hereinafter referred to as "Grantee"), her 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 Equitable Trust Company of Nashville, Tennessee, Trustee of the John C. Burch, Jr. 2010 Living Trust dated December 16, 2010, by Personal Representative's Quitclaim Deed from Equitable Trust Company of Nashville, Tennessee, Personal Representative of the Estate of John C. Burch, of record as Instrument Number 20250808-0063102, 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.

JOHN C. BURCH, JR. 2010 LIVING TRUST-GRANTOR

Darlinda H Jones

Equitable Trust Company of Nashville, Tennessee, Trustee
By: Darlinda H 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 Trustee of the John C. Burch, Jr. 2010 Living Trust dated December 16, 2010 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)(vii) [Formerly Section 67-4-409(a)(3)(G)].