QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2028

AJ-QCD-25-2962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Annie Mae Burns and Angie Burns	**New Owners**	**15005007000**
(NAME)	(NAME)	
2962 Anderson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1315362 DEEDQC
08/27/2025 10 45 36 AM 2 pgs
Fees $12 00 Taxes $0 00

20250827-0068598

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANNIE MAE BURNS ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ANNIE MAE BURNS AND ANGIE BURNS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 627 ON THE PLAN OF EDGE-OF-LAKE ESTATES, SECTION 12, AS OF RECORD IN BOOK 3842, PAGE 236, SAID REGISTER'S OFFICE.

SAID LOT NO. 627 FRONTS A TOTAL OF 82.01 FEET ON THE EASTERLY MARGIN OF GREEKVIEW DRIVE AND FRONTS 87.52 FEET ON THE NORTHERLY MARGIN OF ANDERSON ROAD, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A DISTANCE OF 39.15 FEET; THENCE RUNS BACK 115.0 FEET ON THE NORTHERLY LINE AND 112.47 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO ANNIE MAE BURNS AND HUSBAND MELVIN E. BURNS, BY WARRANTY DEED, FROM AGNES STEWART, OF RECORD IN BOOK 9887, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MELVIN E. BURNS HAVING SINCE PASSED, TITLE VESTED SOLELY IN ANNIE MAE BURNS BY OPERATION OF LAW AS THE REMAINING TENANT BY THE ENTIRETY, AS REFLECTED IN CONTINUOUS MARRIAGE AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20211117-0153178, REGISTER'S OFFICE FOR 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*****

This is **improved** property known as **2962 Anderson Road, Nashville, TN 37217.**

Witness our hands this the 22 day of AUGUST, 2025.

Annie Mae Burns
ANNIE MAE BURNS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNIE MAE BURNS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22 day of AUGUST, 2025.

Notary Public

My Commission Expires

