This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Teresa Gail Burns
Affiant

Subscribed and sworn to before me, this 20th day of October, 2025.

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1338756 DEEDQC
10/27/2025 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0085258

Address of New Owner:	Send Tax Bills to:	Parcel ID:
William Joe Burns and Teresa Gail Burns 329 Duling Avenue Madison, TN 37115	**NEW OWNER**	04309023900

EXECUTOR'S DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Teresa Gail Burns as Executor for the Estate of Joyce Marie Burns** hereinafter referred to as Grantor does hereby transfer, convey, release and quitclaim to **William Joe Burns and Teresa Gail Burns as tenants in common with right of survivorship**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being the east 50-1/2 feet of Lot No. 33 of Block "B" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50-1/2 feet on the northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.
>
> Being the same property conveyed to William J. Burns and Wife, Joyce M. Burns by Deed from H. C. Travis and wife, Georgia B. Travis dated March 9, 1959 and of record in Book 2881, Page 53. Upon the death of William J. Burns, Joyce M. Burns became the sole owner of said property. The said Joyce M. Burns being now deceased and Teresa Gail Burns having been duly appointed by the court in said County and Letters Testamentary issued, is now acting as the executor over her estate.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **329 Duling Avenue, Madison, TN 37115**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of October, 2025.

Teresa Gail Burns Executor

TERESA GAIL BURNS AS EXECUTOR FOR THE
JOYCE M. BURNS ESTATE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

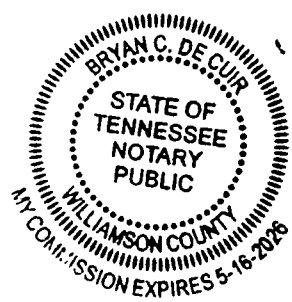
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa Gail Burns as Executor for the Joyce Marie Burns Estate**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2025.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026



CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 20, 2025**.

Affiant

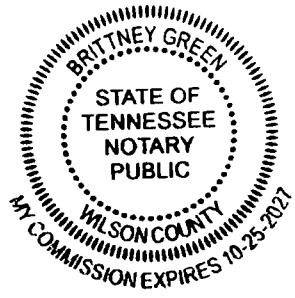
10.21.2025
Date

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me this 21st day of October, 2025.

Notary's Signature



My Commission Expires: October 25, 2027