Karen Johnson Davidson County
Batch# 1356622 DEEDQC
12/11/2025 09:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098460

This Document Prepared By:
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After Recording, Return and
Mail Tax Statements To: New Owner
Larry Johnson Burge, as Trustee
Mailing address:
2051 Hogan Private Way, Hendersonville, TN 37075

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Larry J. Burge

Affiant

Subscribed and sworn to me this 9th day of, December, 2025

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, LARRY J. BURGE, an individual, doing business as 'XAVIER PROPERTIES' who acquired title as 'XAVIER PROPERTIES', a single man, the GRANTOR,

Whose mailing address is: 2051 Hogan Private Way, Hendersonville, TN 37075

hereby conveys his interest and quitclaim to:

LARRY JOHNSON BURGE, as Trustee of the LARRY BURGE TRUST, U/A dated: December 9, 2025 the GRANTEE,

Whose mailing address is: 2051 Hogan Private Way, Hendersonville, TN 37075;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, page 77, Register's Office for Davidson County, Tennessee.

Said lot No. 162 fronts 100 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

BEING THE SAME PREMISES conveyed to Grantors by: Deed from David J. Christian and wife, Linda N. Christian, dated May, 28, 1987, filed May 29, 1987, of record, in Book 7251, Pages 775-777, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 3822 Edwards Ave., Nashville, TN 37216

Assessor's Parcel Number: Map 61-14, Parcel 195 12DZ 11612

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: December 9, 2025

Larry J. Burge

Larry J. Burge

STATE OF TENNESSEE

COUNTY OF SUMNER

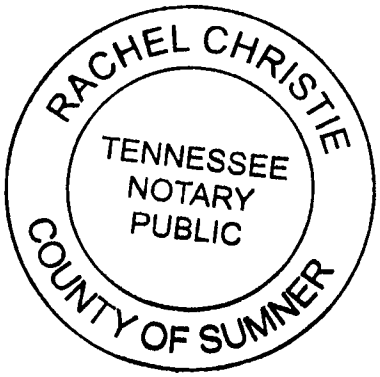
Personally appeared before me, the undersigned, a Notary Public, Larry J. Burge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 9th day of December, 2025.

Rachel Christie, Notary Public

My commission expires: August 1, 2029



The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 December 9th, 2025

Affiant Signature

12/9/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th, day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER