Karen Johnson
Batch # 1361103
12/23/2025 10:34:06 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251223-0101939

This Instrument was prepared by:
Sarah E. Nash, Attorney
104 South Public Square
Centerville, Tennessee 37033

STATE OF TENNESSEE
COUNTY OF HICKMAN

The actual consideration paid or value, whichever is greater, for this transfer is $ 10.00.

Affiant

MARY RUTH LANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 22nd day of December 2025.

Notary Public
My Commission Expires: 9-21-2027

Address of New Owner(s):
Burns Properties, L.L.C.
1045 Hidebound Road
Burns, Tennessee 37029

Send Tax Bills To:
Burns Properties, L.L.C
1045 Hidebound Road
Burns, Tennessee 37029

Map – Parcel
104 06 0A – 042.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Anna Carr Jones, ~~individually~~, member**, and **Ellen Carr, as Trustee of the Ellen Oglesby Carr Trust T/U/W Jeffery Roland Carr, member**,

("Grantors") on behalf of **Bear Creek Properties, L.L.C.**, a member managed Limited Liability Company in the State of Tennessee, do hereby grant, transfer, release, remise and forever quitclaim unto **Burns Properties, L.L.C.** ("Grantees"), their heirs and assigns, forever, all right, title and interest in and to a certain tract of land situated in **Davidson** County, Tennessee, with said tract of land being more particularly described as follows to wit:

> Land in Davidson County, Tennessee, being Unit No. 506, on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to **Bear Creek Properties, L.L.C.** by Quitclaim Deed dated April 2nd 2003 from **Jeffrey R. Carr and Anne O. Carr** found in Book 20030407 page 0046003 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all the provisions of the Tennessee "Horizonal Property Act" as the same is set out in Section 66-27-101 et. Seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as of record in Book 5862, Page 589, said Register's Office; By-Laws of record in Book 5862, Page 626, as amended in Book 6135, page 788, and Book 6435, Page 549, said Register's Office.

Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantors has to said property and for that purpose thereof, make this conveyance to Grantees.

IN WITNESS WHEREOF, this instrument is hereby executed this 22nd day of December, 2025.

Anna Carr Jones, Bear Creek Properties, L.L.C, **Member**

Ellen Carr, as Trustee of the Ellen Oglesby Carr Trust, Bear Creek Properties, L.L.C. T/U/W Jeffery Roland Carr, **Member**

STATE OF TENNESSEE
COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Anna Carr Jones**, agent and member of Bear Creek Properties, LLC. individually, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at Centerville, Tennessee, this 22nd day of December 2025.



Mary Ruth Lane
Notary Public

My Commission Expires: 9-21-2027

STATE OF TENNESSEE
COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Ellen Carr,** as Trustee for the Ellen Oglesby Carr Trust T/U/W Jeffery Roland Carr, within named Grantor and Member of Bear Creek Properties, LLC., 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, at Centerville, Tennessee, this 22nd day of December 2025.

Mary Ruth Lane
Notary Public

My Commission Expires: 9-21-2027

