Karen Johnson Davidson County
Batch# 1366031 DEEDQC
01/06/2026 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000761

PREPARED BY:
Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Margaret Howell Burns
AFFIANT

Subscribed and sworn to before me on this day, January 5, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Burns Family Trust
401 River Rouge Court
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
090 15 0 006.00

QUITCLAIM DEED

Margaret H. Burns and Robert B. Burns (a/k/a Robert Bailey Burns, Jr.), wife and husband, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Burns Family Trust**, dated January 5, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 5, 2026**.

Margaret H. Burns

Robert B. Burns

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Margaret H. Burns and Robert B. Burns**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 5, 2026.

Notary Public

My Commission Expires: _____

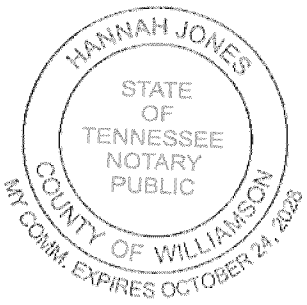


EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 643 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 643, fronts 44.6 feet on the westerly side of River Rouge Court and extends back 162.0 feet along a broken northerly line and 146.0 feet on the southerly line, to the surveyed base line on which it measures 156.9 feet, and continues back westerly 35 feet, more or less, on the northerly line and 40 feet, more or less, on the southerly line, to the line marking edge of water as of December 1959, on which it measures 171 feet, more or less.

Being the same property conveyed to Margaret H. Burns and Robert B. Burns, wife and husband, from David L. Kitchel and wife Jennifer B. Kitchel, by deed of record in Instrument No. 20070906-0106794, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 401 River Rouge Court, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 January 5, 2026.

EZWiles
Affiant Signature

1/5/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 5, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028