Karen Johnson Davidson County
Batch# 1377269 DEEDQC
02/09/2026 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260209-0009088

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	Richard Brian Burgdorf and Margaret Wilson Burgdorf 1102 Frances Avenue Nashville, TN 37204

Order Number: C-TN949386

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Richard Brian Burgdorf a/k/a Richard B. Burgdorf and Margaret Wilson Burgdorf, f/k/a Margaret M. Wilson, Husband and Wife** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Richard Brian Burgdorf and Margaret Wilson Burgdorf, Husband and Wife** whose address is 1102 Frances Avenue, Nashville, TN 37204, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 23, Map Of M.N. Young's Park View Subdivision, as shown on plat of record in Plat Book 547, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 131-04-0-161-00
Street address of property: 1102 Frances Avenue, Nashville, TN 37204

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150331-0027522 in the Register's Office, Davidson County, Tennessee.

Signed this 27th day of January, 2026

Signature of Grantor(s):

Richard Brian Burgdorf a/k/a Richard B. Burgdorf

Margaret Wilson Burgdorf, f/k/a Margaret M. Wilson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27 day of January, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Richard Brian Burgdorf a/k/a Richard B. Burgdorf and Margaret Wilson Burgdorf, f/k/a Margaret M. Wilson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

My Commission Expires
9/3/29

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel Number: 131-04-0-161-00
Street address of property: 1102 Frances Avenue, Nashville, TN 37204

Oath of Consideration

Richard Brian Burgdorf and
Margaret Wilson Burgdorf

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 27 day of January, 2026

Signatures of Affiant(s):

Richard Brian Burgdorf Margaret Wilson Burgdorf

Richard Brian Burgdorf and Margaret Wilson Burgdorf

Sworn and subscribed before me this ____ day of _____, 20__.

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
9/3/29

Tennessee Certification of Electronic Document

I, Jordan Shannon, 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 1/27/2026 (date of document).

Affiant Signature

2/4/2026
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 4 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026