This instrument prepared by:
Alan T. Fister, Attorney
4235 Hillsboro Pike, Ste. 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1393867 DEEDQC
03/17/2026 10:22:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260317-0021126

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Burrows and Mary Whipple	Primis Mortgage Company	083010285.00
1301 McKennie Ave.	P. O. Box 2075	
Nashville, TN 37206	Ashland, VA 23005	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Burrows, single man, and Mary Whipple, single woman** by these presents does hereby quitclaim and convey unto **James Burrows, single man, and Mary Whipple, single woman**, joint tenants with right of survivorship, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Lot No. 24 on the map of John W. Love's Subdivision of Greenwood, of record in Book 332, Page 4, Register's Office for said county.

Said Lot No. 24 fronts 99 feet on the northerly side of McKennie Avenue and runs back 167.6 feet on the easterly line and 168 feet on the westerly line, with the easterly margin of North 12th Street, formerly Wilhoite Avenue, to an alley.

Being the same property conveyed to **James Burrows, single man, and Mary Whipple, single woman** by deed from Hancock Investment Properties, LLC, by deed of record as instrument number 20250929-0077391, Register's Office for Davidson County, Tennessee

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

This is improved property commonly known as 1301 McKennie Ave, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs or assigns forever.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 14th day of March 2026

My commission expires: 10/04/2027 (Affix Seal)

Notary Public

SABA TOSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand on the date shown forth below.

James Burrows

STATE OF Tennessee
COUNTY OF Davidson

Before me, Saba Toski, a Notary Public of the State and County aforesaid, personally appeared **James Burrows**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by signing his name as grantor.

Witness my hand and seal, at office in Nashville, TN, this 14th day of March, 2026

SABA TOSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Saba Toski
Notary Public
My Commission Expires: 10/04/2027

Mary Whipple

STATE OF Tennessee
COUNTY OF Davidson

Before me, Saba Toski, a Notary Public of the State and County aforesaid, personally appeared **Mary Whipple**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by signing her name as grantor.

Witness my hand and seal, at office in Nashville, TN, this 14th day of March, 2026.

SABA TOSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Saba Toski
Notary Public
My Commission Expires: 10/04/2027