Karen Johnson Davidson County
Batch# 1397392 DEEDQC
03/25/2026 12:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260325-0023712

THIS INSTRUMENT WAS PREPARED BY **HARPETH ESCROW, LLC** **117 SAUNDERSVILLE RD., STE 201** **HENDERSONVILLE, TN 37075**	**STATE OF TENNESSEE** **COUNTY OF SUMNER** The actual consideration or value, whichever is greater, for this transfer is **$0.00** **Affiant** Subscribed and sworn to before me, this 25th **day of March, 2026.** **Notary Public** **My commission expires:** 5/19/2027

LINZY B LEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Annie Burns **712 Winter Haven Court** **Antioch, TN 37013**	**SAME**	**150-11-0-206.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Annie Burns and Terry D. Burns, Joint Tenants with Rights of Survivorship,** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Annie Burns** "GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Property known as: 712 Winter Haven Court, Antioch, TN 37013, County of Davidson
Being Lot No. 325 on the Plan of Towne Village of the Country, Section Four-A, of record in Plat Book 6250, Page 20 and 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Annie Burns and Terry D. Burns, Joint Tenants with Rights of Survivorship by Quitclaim Deed from Annie Burns, dated 03/29/2022 and filed for record on 04/07/2022 in Instrument No. #20220407-0040523, in Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Annie Burns, a single woman by Cash Deed for Tennessee from Koyee and Dilgash Koyee, husband and wife, dated 10/30/2020 and filed for record on 11/06/2020 in Instrument No. #20201106-0130552, in Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as **712 Winter Haven Court, Antioch, TN 37013**

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

WITNESS our hands this 25th **day of March, 2026.**

Annie Burns

Annie Burns

Terry D. Burns

Terry D. Burns

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of March, 2026, before me personally appeared Annie Burns and Terry D. Burns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as suchperson's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2026.

Notary Signature
My commission expires: 5/19/2027

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, R. PATRICK PARK, 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 3/25/2026 **(date of document)**.

R Patrick Park

Affiant Signature

3/25/2026

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 25th day of March, 2026.

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Notary's Signature
My Commission Expires: 5/19/2027

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