Instrument Prepared by and Mail to:
Keith E. McKissock, Esquire
2020 Delaware Drive
Nolensville, TN 37135

Karen Johnson
Batch # 1417821
05/08/2026 08:24:15 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260508-0041439

ADDRESS NEW OWNER:
Stephen Paul Burgess, Jr. and Samantha Polly Smith Burgess, Trustees
1307 Monetta Ave
Nashville, TN 37216

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
Part of 072-10-0-239.00/

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Stephen Paul Burgess and Samantha Burgess, husband and wife, (herein "Grantors") do hereby quitclaim, convey, remise and release unto:

Stephen Paul Burgess, Jr. and Samantha Polly Smith Burgess, Trustees under the Burgess Revocable Trust dated May 2, 2026 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1307 A of 1307 Monetta Avenue Townhomes, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 1307 Monetta Avenue Townhomes of record in Instrument Number 20170310-0023863, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to Stephen Paul Burgess and Samantha Burgess, husband and wife, by Warranty deed from Jeff Checko of record in Instrument No. 20171102-0112518 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 2, 2017.

(Note: For Unit 1307A, the address will stay the same as the original address.)

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

This is improved property known as: 1307 A Monetta Ave, Nashville, TN 37216.

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 2 day of May, 2026.

Stephen Paul Burgess

Samantha Burgess

State of Tennessee)
County of Williamson)

On this the 2nd day of May, 2026, before me, a Notary Public, personally appeared Stephen Paul Burgess and Samantha Burgess, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires:

02/19/2029

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of May, 2026.

Notary Public

My commission expires:
02/19/2029

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON