QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1418127 DEEDQC
05/08/2026 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Burger	**Same as New Owner**	
(NAME)	(NAME)	**083-12-0-029.00**
2412 Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL BURGER, A WIDOW,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **RACHEL BURGER, A WIDOW** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Giordano Lo Regio, a single man, by Warranty Deed from Paul Davidson and Christine M. Davidson, husband and wife, of record in Instrument No. 20190122-0005842, in the Register's Office for Davidson County, Tennessee.

The said Giordano Lo Regio having since married the said Rachel Burger and having since subsequently died on April 6, 2026, leaving the said Rachel Burger as his sole heir at law per Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 202605080041855 and 202605080041856, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 2412 Barclay Drive, Nashville, TN 37206.

Witness my/our hand(s) this the 7th day of May, 2026.

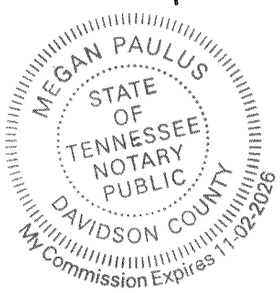
Rachel Burger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Rachel Burger, 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 such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

Notary Signature
My commission expires:



RETURN TO:

Rachel Burger
2412 Barclay Drive
Nashville, TN 37206

True Copy Certification

I, **Kaden Roach,** 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 this the 7th day of May, 2026.

Affiant Signature
Date 5/8/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

