QUITCLAIM DEED

Karen Johnson
Batch # 1485390
10/16/2026 03:32:01 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20261016-0095275

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.22.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
East Magnolias LLC	**New Owner**	
(NAME)	(NAME)	
2208 Thistlewood Dr		**072080C00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMY L. BURCH AND CARRIE C. BURCH ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

EAST MAGNOLIAS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND 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 UNIT B OF 2316 HIDDEN TERRACE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20180918-0092555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE OF A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY L. BURCH AND CARRIE C. BURCH, BY WARRANTY DEED, FROM MYRTLE PARTNERS, LLC, OF RECORD IN INSTRUMENT NO. 20181001-0097356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2318 Hidden Terrance Court, Nashville, TN 37216**.

Witness our hands this the 14 day of October, 2026.

Amy L. Burch

AMY L. BURCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **AMY L. BURCH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of October, 2026.

Hope Marion

Notary Public
My Commission Expires: 9/3/2030
(SEAL)



Carrie C. Burch

CARRIE C. BURCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **CARRIE C. BURCH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of October, 2026.

Hope Marion

Notary Public
My Commission Expires: 9/3/2030
(SEAL)

