BILL GARRETT, Davidson County
Trans:T20170067842 DEEDQC
Recvd: 08/07/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
20170807-0080374

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Duncan and Bethany Burkhardt 4813 Shasta Drive Old Hickory, TN 37138	New Owner	06509011300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Duncan Burkhardt, married, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto Duncan Burkhardt and wife, Bethany Burkhardt, hereinafter referred to as Grantees, their heirs and assigns, all his right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 403 on the plan of Section 4, Sherwood Forest, of record in Book 4460, Pages 182 and 183, Register's Office for said County.

Said Lot NO. 403 fronts 85.00 feet on the southeasterly margin of Shasta Drive and extends back 275.02 feet on the southeasterly line and 266.83 feet on the northeasterly line to a line in the rear, measuring 120.56 feet thereon.

SUBJECT to all matters appearing on the plat of record in Book 4460, pages 182 and 183; and any restrictions, easements or setback lines ancillary thereto, said Register's Office.

SUBJECT to the terms, conditions, easements as set forth in the Declaration of Restrictive Covenants for Sherwood Forest Subdivision of record in Book 4704, Page 448 and Book 6115, Page 34, said Register's Office.

Being the same property conveyed to Duncan Burkhardt, unmarried by Warranty Deed from Robert L. DePriest and Donna B. DePriest, husband and wife, dated July 27, 2012, of record in Instrument Number 20120810-0071723, Register's Office for Davidson County, TN.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This instrument was prepared by information furnished by the parties herein. No warranty of title either expressed or implied.

This property is known as 4813 Shasta Drive, Old Hickory, TN 37138

WITNESS my hand, this the 4th day of August, 2017.

Duncan Burkhardt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Duncan Burkhardt, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Billy L Gatlin
Affiant

Sworn to and subscribed before me this 4th day of August, 2017.

Zachary K Wright
NOTARY PUBLIC

My Commission Expires: 5/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY