ADDRESS NEW OWNERS AND SEND TAX BILLS:
FRED and ANNA BURNS

2870 Greer Road
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 154103 **DEEDQC**
10/25/2018 01:22:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181025-0105900

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
011-00-0 176.00

QUITCLAIM DEED

This instrument is made and entered into this the 23 day of October, 2018, by and between **FRED BURNS,** GRANTOR and **FRED BURNS and wife, ANNA BURNS,** GRANTEES.

WITNESSETH:

THAT 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, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plan of the Gary F. Hahn property, located on the east margin of Greer Road and North of Ivey Point Road and being more particularly described as follows:

Beginning on an iron pin being on the east margin of Greer Road (25 feet from centerline) said pin being North 4180 feet more or less from the intersection of the extended centerline of Ivey Point Road with the East margin of Greer Road, said pin being the southwest corner of the herein described tract and the northwest corner of Tract 3 of the Gary F. Hahn property, thence; leaving said pin and continuing along said margin N 00 deg. 49' 20" W a distance of 220.00 feet to an iron pin, said pin being the northwest corner of the herein described tract and the southwest corner of Tract 1 of the Gary F. Hahn property, thence; leaving said margin and severing the land of Hahn as evidenced in Deed Book 7360, Page 295, in the Register's Office of Davidson County, Tennessee (RODC), and along the North line of the herein described tract and along the South line of Tract 1 of the Gary F. Hahn property N 89 deg. 10' 40" E a distance of 200.00 feet to an iron pin, thence; leaving said pin and continuing to sever the land of Hahn S 88 deg. 04' 59" W a distance of 1019.82 feet to an iron pin in the west line of Patton as evidenced in Deed Book 5075, Page 422, (RODC), said pin being the northeast corner of the herein described tract and the southeast corner of Tract 1 of the Gary F. Hahn property, thence; leaving said pin and along the West line of Patton and the East line of the herein described tract S 02 deg. 57' 01" E a distance of 146.61 feet to an iron

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pin, said pin being the southeast corner of the herein described tract and the northeast corner of Tract 3 of the Gary F. Hahn property, thence; leaving said pin and severing the land of Hahn and along the South line of the herein described tract and along the North line of Tract 3 of the Gary F. Hahn property S 88 deg. 53' 45" W a distance of 1131.80 feet to an iron pin, thence; leaving said pin and continuing to sever the land of Hahn S 77 deg. 26' 06" W (erroneously referred to as S 77 deg. 26' 06" W in previous deed) a distance of 94.29 feet to an iron pin, the beginning, containing 5.005 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 10/24/95.

Being the same property conveyed to Fred Burns by Warranty Deed from Marshall G. Crotts, recorded on September 13, 2002, in Instrument No. 20020913-0111879, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2870 Greer Road, Goodlettsville, Tennessee 37072. Executed on the date first above written.

Fred K Burns
FRED BURNS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, FRED BURNS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and seal at office this 23 day of October, 2018.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Fred K Burns
AFFIANT

Subscribed and sworn to before me, this the 23 day of October, 2018.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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