Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 287987 DEEDQC
09/19/2019 08:22:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190919-0094922

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jerry D. Burden and Virginia Carol Burden, Co-Trustees Burden Family Revocable Living Trust 1712 Sarahs Trail Hermitage, TN 37076	New Owner	098130C09100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jerry D. Burden and wife Virginia C. Burden** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jerry D. Burden and Virginia Carol Burden, Co-Trustees, Burden Family Revocable Living Trust Agreement dated September 17, 2019** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 133, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Jerry D. Burden and wife Virginia C. Burden**, by Warranty Deed dated June 20, 2003, from **Frank Baston Homes, Inc.**, recorded in Instrument No. 20030630-0090021, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 11670, Page 822 and Book 11670, page 837, Register's Office for said County.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument 20021022-0129513; and (2) Easement of record in Instrument 199911191738776, said Register's Office.

Virginia C. Burden and **Virginia Carol Burden** are one and the same person.

This is improved property known as: **1712 Sarahs Trail, Hermitage, TN 37076.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 17th day of September 2019.

Jerry D. Burden

Virginia C. Burden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jerry D. Burden**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September 2019.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Virginia C. Burden**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September 2019.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 17th day of September 2019.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023