THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 410087 **DEEDWARR**
06/04/2020 11:49:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200604-0057505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2020.

Notary Public

My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Burkett 4398 Stenberg Rd Whites Creek, TN 37189	New Owner	039-00-0-322.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Todd Burkett, unmarried** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Todd Burkett, unmarried,** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

The purpose of this Quitclaim Deed is to obtain separate Map & Parcel Numbers for Each Tract.

TRACT 1:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901 0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:

Beginning at an set iron pin in the northerly margin of Stenberg Road, said pin being located N 76°45'57" E, 162.48' from the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with the line of tract two on the same survey for the next two calls; N 18°50'30" W, 342.04' to a set iron pin; Thence N 53°11'03' W, passing the northeast corner of tract two at 735.01' a total of 804.68' to a set iron pin; Thence with a new line N 46°47'09" E, 202.57' to a set iron pin just southwest of a farm road; Thence along the southwesterly edge of said farm road for the next six calls: S 56°09'30" E, 75.99' to a set iron pin; Thence S 59°08'53" E, 90.42' to a set iron pin; Thence S 69°13'19" E, 196.53' to a set iron pin; Thence S 46°20'59"E, 104.81' to a set iron pin; Thence S 10°02'24" E, 115.57' to set iron pin; Thence S 21°32'20" E, 61.38' to a set iron pin; Thence S 50°52'02" E, 112.60' crossing said farm road to a 4" tree in a fence just east of a cemetery ; Thence with said fence for the next four calls: S 00°54'07" E, 20.25' to a 6" tree;

Thence S 36°35'56" E, 43.41' to a 18" walnut tree; Thence S 37°25'40" E, 39.11' to a 12" maple tree; Thence S 49°10'38" E, 98.74' to an existing power pole; Thence S 27°36'09" E, 264.07' to a set iron pin in the margin of said Stenberg Road; Thence with said margin and a curve to the left (I= 28°48'49", R= 384.60' & CB= S 62°54'07" W, 191.38'), L= 193.41' to the point of beginning containing 5.019 acres.

The above described tract is subject to a 15' Ingress & Egress Easement in favor of Map 39, Parcel 322.00 T.A.O.D.C.T.; described as follows:

Beginning at a point N 27°36'09" W, 231.10' from the southeast corner of the above described tract; Thence with said easement for the next twenty- three calls:

N 57°44'06" W, 82.48'; N 69°09'35" W, 23.48'; S 84°10'03" W, 42.18'; N 71°02'32" W, 21.20'; N 35°08'23" W, 14.91'; S 75°06'55" W, 44.92'; N 53°11'03" W, 19.11'; N 75°06'55" E, 53.76'; N 26°11'47" W, 38.12'; N 16°18'58" W, 50.22'; N 12°14'54" W, 49.24'; N 22°15'45" W, 41.84'; S 50°52'02" E, 31.44'; S 22°15'45" E, 15.24'; S 12°14'54" E, 50.34'; S 16°18'58" E, 48.39'; S 26°11'47" E, 46.66'; S 35°08'23" E, 14.04'; S 71°02'32" E, 11.91'; N 84°10'03" E, 42.44'; S 69°09'35"E, 28.54'; S 57°44'06" E, 58.14'; S 27°36'09"E, 29.88' to the point of beginning.

TRACT 2:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Todd Burkett in DB-20090901-0081886 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 11/11/19 as follows:

Beginning at an existing iron pin in the northerly margin of Stenberg Road, said pin being the most southeast corner of Gene Carney in QCD- 20100415 0028564 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Carney for the next six calls; N 14°18'59" W, 367.90' to an existing iron pin; Thence S 75°05'58" W, 109.72' to an existing iron pin; Thence N 89°19'15" W, 175.33' to an existing iron pin; Thence N 71°35'50" W, 179.79' to an existing iron pin; Thence N 40°57'36" W, 103.55' to an existing iron pin; Thence N 07°13'38" W, 249.86' to an existing iron pin; Thence now leaving said Carney with a new line N 49°00'55" E, 134.46' to a set iron pin in the line of tract one on the same survey; Thence with said tract one for the next two calls: S 53°11'03" E, 735.01' to a set iron pin; Thence S 18°50'30" W, 342.04' to a set iron pin in the northerly margin of Stenberg Road; Thence leaving said tract one with said margin S 76°45'57" W, 162.48' to the point of beginning containing 5.027 acres.

The above described tract is subject to a 30' ingress & egress easement in favor of Map 39, Parcel 324.00 T.A.O.D.C.T., as shown on a survey by Tommy E. Walker R.L.S. TN LIC. No. 1465 dated 08/06/09.

The above Tracts 1 and 2 being a portion of the same property conveyed to TODD BURKETT, by deed from ROBERT KENDRICK, of record in Instrument No. 20121219-0116773 , dated December 14, 2012 , said Register's Office.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2020.

Todd Burkett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Todd Burkett, the 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 official seal at office, this 3rd day of June, 2020.

Notary Public

My Commission Expires: 9/6/2022

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES