Karen Johnson Davidson County
Batch# 889453 DEEDQC
07/15/2022 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220715-0081399

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Partner Real Estate Group	New Owner	034-01-0-047.00
131 Indian Lake Blvd., Suite 100		
Hendersonville, TN 37075		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 1164 Nashville Pike Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF SUMNER } The actual consideration or value, whichever is greater, for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 13th day of July, 2022. Notary Public My commission expires: 3/1/25	

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Richardson, Burchfield, McLeod and Shea Real Estate, a Tennessee general partnership,** "Grantor" by these presents, does hereby quitclaim and convey unto **Partner Real Estate Group, a Tennessee Partnership,** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Echo Meadows, of record in Book 2331, Page 64, Register's Office for said County and as revised and corrected by Surveyor's Certificate of record in Book 2858, Page 228, said Register's Office, and described as follows:

BEGINNING at a point in the easterly margin of Meadow Lark Lane at the corner of Lots Nos. 53 and 54; thence with the line between said lots easterly 171.3 feet to a corner of Lot No. 52; thence with the line between Lots Nos. 52 and 53, southeasterly 136.9 feet to the north margin of Blue Bird Drive; thence with the margin of the same, southwesterly 210 feet to the beginning of a curve; thence around said curve, westerly 39.27 feet to the margin of Meadow Lark Lane; thence with the margin of the same, northerly 230.6 feet to the point of beginning.

Being the same property conveyed to Richardson, Burchfield, McLeod and Shea Real Estate, a Tennessee general partnership, by Quitclaim Deed from Daniel Burchfield, also known as Daniel C. Burchfield, and wife, Ellen M. Burchfield, and Greg Richardson, also known as Gregory P. Richardson, an unmarried person, dated March 5, 2009, and recorded on March 24, 2009 of record in Instrument No. 20090324-0026315, as further re-recorded Instrument No. 20090414-0033405, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 307 Bluebird Drive, Goodlettsville, Tennessee 37072.

Witness my hand this 13th day of July, 2022.

Richardson, Burchfield, McLeod and Shea Real Estate, a Tennessee general partnership

BY:_____
Gregory P. Richardson, General Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Gregory P. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the General Partner of Richardson, Burchfield, McLeod and Shea Real Estate, the within-named bargainor, a Tennessee general partnership, and that such Gregory P. Richardson, as such General Partner, executed the within instrument for the purposes therein contained, by personally signing the name of the Parnership as General Partner.

WITNESS my hand, at office, this 13th day of July, 2022.

Commission expires: 01/23/25

_____
Notary Public

RACHEL L. DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

F:\wp\PRE RE Docs\QUITCLAIM DEED.wpd

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/22 (date of document)

Affiant Signature

7/13/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY