THIS INSTRUMENT WAS ~~SEEF~~-PREPARED. BY: Karen Burnette
2376 Baker Road
Goodlettsville, TN 37072

STATE OF TENNESSEE ,

COUNTY OF DAVIDSON

The actual consideration for this transfer is Ten and 00/00 Dollars ($10.00).

Karen Burnette
AFFIANT

Sworn to and subscribed before me, this 26 day of April, 2022.

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Jeff Shoulders
NOTARY PUBLIC

My Commission Expires: 5-5-2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Kelly Burnette Smith & Karen Burnette	SAME AS OWNERS	Map 6
2376 Baker Road		Parcel 25.01
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF the sum of ten dollars and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named "Grantees" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MADEAN WILSON BURNETTE, "Grantor," do hereby quitclaim and convey unto KELLY BURNETTE SMITH and KAREN BURNETTE, as tenants in common, "Grantees," their heirs and assigns, all of my interest in and to the following described property in Davidson County, Tennessee:

BEGINNING at a spike in the center of Baker Station Road, this point being N. Gibbons S.E. Corner, Running S. 74 deg. West 396 feet passing a pin at 15 ft. to a pin (N. Gibbons S.W. Corner); thence N. 17 deg. W. 173 feet to a pin; thence N. 87 deg. W 86 ft. to a pin; thence S. 12 deg. E. 455 feet to a pin; thence N. 73 deg. 50 Min. East 273.3 to a pin on E. Bank of creek; thence N. 63 deg. 30 E. 285 feet to a spike in the center of Baker Station Road; thence N. 30 deg. W. 200 feet to the beginning, containing 3.25 acres, more or less, according to a survey made by C. J. Carney, Surveyor, dated June 15, 1963.

Karen Johnson Davidson County
Batch# 892362 DEEDQC
07/22/2022 09:04:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220722-0083891

Being the same property conveyed to Madean Wilson Burnette, a single woman, by Instrument Number 20180816-0081472, 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 2376 Baker Road, Goodlettsville, TN 37072.

The preparer of this deed makes no representations as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

Witness my hand this 26 day of April, 2022.

Madean Wilson Burnette
MADEAN WILSON BURNETTE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **MADEAN WILSON BURNETTE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 26 day of April, 2022.

Jeff Shoulders
NOTARY PUBLIC

My Commission Expires: 5 / 5 / 2025

