This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 942255 DEEDQC
11/17/2022 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221117-0122351

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
DANIEL R. GREEN, TRUSTEE DENNIS AND LINDA GREEN IRREVOCABLE TRUST DATED NOVEMBER 16, 2022 7823 KEMBERTON DR W NOLENSVILLE, TN 37135	SAME	MAP 186-4B PARCEL 043.00CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this November 16, 2022

Rachel Schow
Notary Public
My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, DENNIS R. GREEN and LINDA D. GREEN, husband and wife, hereinafter called Grantors, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto DANIEL R. GREEN, Trustee of the DENNIS AND LINDA GREEN IRREVOCABLE TRUST, dated November 16, 2022, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of November 2022.

BY: _____
DENNIS R. GREEN

BY: _____
LINDA D. GREEN

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 DENNIS R. GREEN and LINDA D. GREEN, husband and wife, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of November 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

LAND in Davidson County, Tennessee, being Unit No. 43 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to DENNIS R. GREEN and LINDA D. GREEN, husband and wife, by Warranty Deed of record from BEAZER HOMES CORP., INC., a Tennessee corporation, in Instrument No. 20071227-0147987, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Developer (Burkitt Place Development, LLC) in parent acreage.

This is improved property known as 7823 Kemberton Dr W, Nolensville, TN 37135

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 November 16 2022 (date of document).

Signature

November 16, 2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of November, 2022.

Notary Public
My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026