Karen Johnson Davidson County
Batch# 989818 DEEDQC
04/10/2023 10:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230410-0025650

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Phillip R. Burnett 3690 Richbriar Cir. Nashville, TN 37211	Phillip R. Burnett 3690 Richbriar Cir. Nashville, TN 37211	148 01 0 165.00

Quitclaim Deed from Spouse to Spouse

Grantor: Edyth D. Williams Burnett
Grantee: Phillip R. Burnett

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 305 on the Plan of Hillbrook Subdivision, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Richbriar Circle at the southwest corner of Lot No. 304; thence along the line between said Lots Nos. 304 and 305, eastwardly 115.7 feet to the common corner of Lots Nos. 305 and 306; thence along the line between Lots Nos. 305 and 306, southwardly 131.3 feet to the northerly margin of Richbriar Road; thence along said margin, westwardly 83. feet to a point at the beginning of a curve; thence around said curve having a radius of 25 feet, northwestwardly 39.27 feet to a point on the easterly margin of Richbriar Circle; thence along said margin, northwardly 90 feet to the point of beginning.

Being the same property conveyed to Phillip R. Burnett and wife, Edyth D. Williams, by deed from Leon Scott, of record in Record Book 7237, Page 698-700 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4031, page 160 said Register's Office.

This is improved property known as 3690 Richbriar Cir., Nashville, TN 37211.

Edyth D. Williams and Edyth D. Williams Burnett are one and the same person.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Edyth D. Burnett

Edyth D. (Williams) Burnett, Grantor

State of Tennessee
County of Davidson

On April 5, 2023, before me personally appeared Edyth D. (Williams) Burnett, who is known

by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Phillip R. Burnett

Phillip R. Burnett, Grantee

Sworn to and subscribed before me on April 5, 2023.

Debra Y. King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 April 5, 2023.

Sara Barbour

Signature

4/5/23

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 5, 2023.

Debra Y. King

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER