This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1099049 DEEDQC
02/08/2024 08:03:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240208-0008780

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 21 day of December, 2023.

Notary Public
My Commission expires: 1/18/2027

SYRAH GONZALEZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**Address of New Owner:**
Ronald M. & Robin L. Schroeder
208 Rock Cress Rd.
Nolensville, TN 37135

**Send Tax Bills To:**
Same as New Owner

**Map-Parcel:**
186-04-0B-033.00-C

*This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made.*

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## QUITCLAIM DEED

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For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ronald M. Schroeder and wife, Robin L. Schroeder** ("Grantor"), do hereby grant, transfer, release, remise and forever quitclaim unto **Ronald M. Schroeder and Robin L. Schroeder, Trustees of the Ronald M. Schroeder and Robin Lynn Schroeder Revocable Living Trust, under agreement dated December 19, 2023** ("Grantees"), and their successors in trust, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Williamson County, Tennessee, with said tract of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 33 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each

individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with private Elements, a PUD of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald M. Schroeder and wife, Robin L. Schroeder, by Quitclaim Deed from Ronald M. Schroeder, a married person, joined by his wife, Robin L. Schroeder, dated March 5, 2018, of record in Instrument No. 20181029-0106856, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

**IN WITNESS WHEREOF**, this instrument is hereby executed this 29th day of December, 2023.

GRANTOR:

**Ronald M. Schroeder**

**Robin Lynn Schroeder**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Ronald M. Schroeder and Robin L. Schroeder**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 29 day of December, 2023.

Notary Public
My Commission Expires:

SARAH GONZALEZ
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY