ADDRESS OF NEW OWNERS &
SEND TAX NOTICES TO:

Robert Burdette
3410 Greer Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 30 day of May, 2024, between **ROBERT BURDETTE, Executor,** as Grantor, and **ROBERT BURDETTE,** referred to herein as Grantee.

WHEREAS, REBECCA WOODARD died on June 9, 2023, a single person and testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Rebecca Woodard, Case No. 23P1342, in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee with the above-named, Robert Burdette being appointed as Executor of the Estate; and

WHEREAS, Rebecca Woodard died owning a certain parcel of real estate located in Davidson County, Tennessee at time of her death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **ROBERT BURDETTE**, in his capacity as Executor of the Estate of Rebecca Woodard, does hereby bargain, sell, and QUITCLAIM unto **ROBERT BURDETTE,** individually, all of his and of the Estate of Rebecca Woodard, rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Map-Parcel No
006-00-0
009.99

Karen Johnson Davidson County
Batch# 1141120 DEEDQC
05/31/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240531-0040381

Beginning at an iron pin (new), in the easterly margin of Greer Road, said iron pin being located from a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, N 11°04'52" E, 10.04 feet thence, N 04°40'41" E, 180.06 feet, to the point of beginning, the southwest corner of this tract, and continuing with the easterly margin of Greer Road, as follows: N 04°40'41" E, 196.18 feet to an iron pin (new); thence with a curve to the right, having a radius of 257.59 feet, an arc distance of 15.02 feet, and a chord bearing of N 06°20'56" E, 15.02 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 82°18'57" E, 262.07 feet to an iron pin (new); thence, N 21°43'37" E, 646.21 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, 303.73 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson; thence with a new line, as follows: S 34°33'42" W, 799.10 feet to an iron pin (new); thence, N 89°01'15" W, 340.82 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.
Being a portion of the same property conveyed to Becky Woodard from David Wayne Carpenter and wife, Jessica Michelle Carpenter, by warranty deed of record in Instrument Number 20050615-0068148, Register's Office for Davidson County, Tennessee.

Becky Woodard and Rebecca Woodard are one and the same person.

This is improved property known as: 3404 Greer Road, Goodlettsville, TN 37072.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGE TO FOLLOW;
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the 30 day of May, 2024.

ESTATE OF REBECCA WOODARD

By: _____
ROBERT BURDETTE, Executor

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Robert Burdette, Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Rebecca Woodard, Case No. 23P1342 in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee, the within named bargainor, an Estate, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate in his capacity as Executor.

Witness my hand and official seal at office this the 30 day of May, 2024.

My commission expires: 12/03/2024

_____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202405310040381

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **05/30/2024** [DATE].

AFFIANT SIGNATURE

05/31/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **31st** day of **May**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

