Karen Johnson
Batch # 1152839
07/01/2024 08:34:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240701-0049040

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

Lynn W. Drinkworth

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135

Subscribed and sworn before me this 24th day of June, 2024.

Notary Public
My Commission Expires: 6/26/2024

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

New Owner(s)	*Map & Parcel Nos.*
Lynn Warren Tice Drinkworth Living Trust 6598 Burkitt Road Antioch, TN 37013	187-033 & 187-047

Send tax bill to New Owner

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Lynn Drinkworth**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Lynn Warren Tice Drinkworth Living Trust** U/A dated 06/24/2023, ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

TRACT I LAND in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 on a survey made by Donald W. Fortner on December 11, 1971.

BEGINNING at a point in the northerly margin of Burkett Road, said point being 342.50 West from the common front corner of Lots 4 and 5 in said survey; thence, North 7 degrees O minutes East 770.00 feet to a point; thence, South 85 degrees 47 minutes East 171.25 feet to a point; thence, South 7 degrees O minutes West 770.00 feet to a point in the northerly margin of Burkett Road; thence, with the margin of said road North 85 degrees 47 minutes West 171.25 feet to the point of beginning, containing 3.0 acres.

TRACT II LAND in the 5th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of the Resubdivision of Lot Nos. 1 through 7, of the Charlie C. Bonds property, not of record, and described according to a survey made by Donald W. Fortner, Surveyor, dated March 20, 1975, as follows:

BEGINNING at a point North 07 degrees 00' East 770 feet from the northerly margin of Burkett Road, said point being the common corner of Lot Nos. 3, 4 and 11, as shown in said survey mentioned above; thence, North 07 degrees 27' East 987.58 feet to a point; thence, South 84 degrees 02' West 171.25 feet to a point; thence, South 07 degrees 27' West 993.46 feet to a point; thence, South 85 degrees 47' East 171.25 feet to the point of BEGINNING.

Being the same property conveyed to **Charles W. Drinkworth and Lynn W. Drinkworth, husband and wife**, by Warranty Deed from **Phil E. Quinn and Nancy A. Quinn, husband and wife,** of record as instrument number 20050610-0066490 in the Register's Office for Davidson County, Tennessee. Charles W. Drinkworth passed away on 7/3/2023 leaving Lynn W. Drinkworth as sole owner of the property.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 6598 Burkitt Road, Antioch, TN 37013

WITNESS my hand this 24th day of June, 2024.

Grantor – Lynn W. Drinkworth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Lynn W. Drinkworth with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 24th day of June, 2024.

Notary Public

My Commission Expires: 6/26/2024

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135