THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Ste. 500
P.O. Box 527
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 1166891 DEEDQC
08/06/2024 09:54:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20240806-0059760

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcels
Robert Wallace Burdette Larissa Linnea Burdette 3410 Greer Rd Goodlettsville, Tennessee 37072	Same.	006-00-0 009.99

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT WALLACE BURDETTE, married**, by these presents does hereby quitclaim and convey unto **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of making a re-conveyance to **ROBERT WALLACE BURDETTE** and **LARISSA LINNEA BURDETTE**, Husband and Wife, to create a tenancy by the entirety, and their successors and assigns, all right, title and interest in and to the following described tract of land:

Said land being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows; to wit:

> 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 Robert Burdette by Executor's Deed of record in Instrument No. 20240531-0040381, Register's Office for Davidson County, Tennessee.

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

Robert Burdette and Robert Wallace Burdette 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.

And now, I, the said, **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ROBERT WALLACE BURDETTE AND LARISSA LINNEA BURDETTE, Husband and Wife**, their heirs successors and assigns, all my rights, title and interest in the same property hereinabove described real property and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth and to be combined with the following tract of land described as follows:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me this 5th day of August, 2024.

Affiant

My Commission Expires: 3/25/2026

Notary Public (Affix Seal)

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 25, 2026

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, NO TITLE EXAM, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 5 day of August, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

ROBERT WALLACE BURDETTE

RUSSELL E. FREEMAN, TRUSTEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Suanne K Toonk, the undersigned, a Notary Public in and for said County and State, **ROBERT WALLACE BURDETTE** within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of August, 2024.

NOTARY PUBLIC My Commission Expires: 3/25/2026

SUANNE K TOONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Suanne K Toonk, the undersigned, a Notary Public in and for said County and State, **RUSSELL E. FREEMAN**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of August, 2024.

NOTARY PUBLIC My Commission Expires: 3/25/2026

SUANNE K TOONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

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 **08/05/2024** [DATE].

AFFIANT SIGNATURE

08/06/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **6th** day of **August**, 2024.

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

