Karen Johnson
Batch # 1167537
08/12/2024 02:59:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240812-0060662

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WI
MY COMM. EXPIRES

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 2nd day of August 2024.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Michael and Cheryl Svoboda Living Trust 5328 Burgess Road Whites Creek, TN 37189	Michael and Cheryl Svoboda Living Trust 5328 Burgess Road Whites Creek, TN 37189	Map 39 Par. 22 14D-09820

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Michael J. Svoboda and wife, Cheryl A. Svoboda, do hereby quitclaim, transfer and convey unto Michael J. Svoboda and Cheryl A. Svoboda, as Trustees of the Michael and Cheryl Svoboda Trust dated August 2, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly on Exhibit "A" attached hereto.

Being the same property conveyed to Michael J. Svoboda and wife, Cheryl A. Svoboda, from J.W. Larkin, Sr. and wife, Katherine Larkin, by Warranty Deed dated March 3, 1984, and recorded on March 6, 1984, as Document No. I06896, Book 6243, Pages 299-301, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 6 acres on Burgess Road, Whites Creek, Tennessee 37189

Witness my hand this 2nd day of August 2024.

Michael J. Svoboda, Grantor

Cheryl A. Svoboda, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Michael J. Svoboda and Cheryl A. Svoboda, as Grantors, 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 office, this day, August 2, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract of land located in the 1st Civil District of Davidson County and located on the East side of Burgess Road and being a part of the J.W. Larkin tract of 17 acres as described in Book 5071, page 509, Register's Office for Davidson County, and more fully described according to an unrecorded survey by Elbert F. Luther, Jr., Registered Surveyor No. 2799, as follows:

Beginning at an existing iron pin in the ditch, the same being the southeast coumer of a 5.0 acre tract (Map 39, parcel 103), Michael J. Svoboda, owner, thence up the ditch N 72° 24' E, 371.16 feet to an iron pin in the center of the draw, thence N 78° 23' E, 135.52 feet, to an iron pin in the center of the draw, thence N 33° 56' E, 179.65 feet to an iron pin in the center of the draw at the intersection of two shallow ditches to, thence N 48° 37' E, 60.0 feet to an iron pin up the most easterly draw, thence S 66° 19' E,211.98 feet to an iron pin by 16" oak, thence N 25° 40' E, 193.92 feet to an iron pin in the center of old road, thence with the center of old road N 40° 29' W, 270.40 feet to an iron pin on west side of old road, thence S 65° 35' W, 365.64 feet to an iron pin in the line of north line of 5.0 acre tract, thence with the north line of the 5.0 acre tract N 83° 18' W. 296.77 feet to an iron pin. a metal post. thence S 11° 59' W 518.34 feet to the beginning, containing 6.66 acres, more or less.