Karen Johnson
Batch # 1167537
08/12/2024 02:59:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240812-0060663

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 WILLIAMSON
MY COMM. EXPIRES 05/20/2025

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. 103 14D-9800

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 Thomas Henning and wife, Betty J. Henning, by Warranty Deed dated March 24, 1982, and recorded on March 25, 1982, as Document No. G84593, Book 5865, Pages 638-640, 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: 5238 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

BEGINNING at a railroad spike in the center of Burgess Road at the northwesterly corner of the property vested in Horace M. Norman by final decree of the 4th Cir. Court for Davidson County, of record in Book 4651, page 560,; said Register's Office; thence with Norman's northerly property line, S 72 deg. 0 min. E. 111.0 feet to a stake in an unnamed branch; thence continuing with Norman's northerly property line and with said branch, S 72 deg. 0 min. E. 97.0 feet to a stake, S 80 deg. 30 min. E, 230.0 feet to a stake at a southwesterly corner of the property conveyed to James W. Larkin, Sr. by deed from N. William Scott III, Sub. Trustee, of record in Book 5071, page 509, said Register's Office, thence with westerly and southerly property lines of Larkin, N. 12 deg. 20 min E. 516.06 feet to an iron pin, N 83 deg. 0 min. W 400 feet to a railroad spike in the center of Burgess Road; thence with the centerline of said road, S 36 deg. W 186.0 feet, S 27 deg. 45 min. W 135.3 feet, S 13 deg. 15 min. E. 203.2 feet, S 16 deg. W 44.3 feet to the point o beginning, and containing 5.1 acres, more or less.

BEING the same property conveyed to Thomas Henning and wife, Betty J. Henning by deed from Danny W. Earps and wife, Due E. Earps of record in Book 5359, page 844, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION is a perpetual easement for roadway purposes for ingress and egress over the southerly fifty feet of said property; for use and benefit of remaining 17.62 acres belonging to James W. Larkins, Sr. and wife, their heirs and assigns, more particularly described as follows: BEGINNING at a railroad spike in the center of Burgess or Simpkins Road; thence North 16 deg. 0 min. E 44.3 feet to a point in said road; thence north 13 deg. 15 min. W 6.1 feet to a point in said road; thence south 72 deg. 0 min. E 96. feet to a point; thence north 72 deg. 0 min. E 95.2 feet to a point; thence S 80 deg. 30 mi E 247.3 feet to a point in the easterly line of said property; thence along said line south 12 deg. 20 min. W 50.4 feet to a stake in the branch; thence along the southerly line of said property north 80 deg. 30 min. W 230.0 feet to a stake in the branch; thence south 72 deg. 0 min. W 97.0 feet to a stake in the branch; thence north 72 deg. 0 min. West 111.0 feet to point**