QUITCLAIM DEED

Karen Johnson
Batch # 1260918
04/17/2025 03 00 41 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250417-0029590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APR, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S , Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Donald & Myra Burnett Revocable Living Trust U/A/D December 5, 2024	**NEW OWNER**	
(NAME)	(NAME)	**00400017200**
5417 Drye Run Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald Burnett and wife, Myra Burnett ("Grantor") by these presents does herby convey, assign, and quitclaim to Donald and Myra Burnett, Trustees of the Donald & Myra Burnett Revocable Living Trust U/A/D December 5, 2024, ("Grantee") their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

Land in Davidson County, Tennessee, Being Tract No 4 based on field survey completed on September 27, 1990 by Joe M Cummings, Tennessee Registered Land Surveyor No 1513, and being more particularly described as follows.

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 09 mile along said right-of-way from its intersection with Whites Creek Pike, and being North 81 degrees 36' 07" West 679 32 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows, *et ux*, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee, thence leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, as follows· North 8 degrees 23' 53" East 686 78 feet to an iron pin, South 88 degrees 44' 19" East 331 54 feet to an iron pin intercepting a curve in the westerly margin of a 50 foot wide easement for ingress/egress, drainage and utilities concave to the east and having a radius of 890 0 feet; thence continuing to sever said Caudill property with said margin, as follows southerly an arc distance of 196 56 feet to an iron pin at the point of tangency; thence South 8 degrees 23' 53" West 508 0 feet to an iron pin at the beginning of a turn-in curve in said margin to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25 00 feet; thence continuing to sever said Caudill property with said margin, southwesterly an arc distance of 39 27 feet through a central angle of 90 degrees 00' 00" to an iron pin at the point of tangency in said Northerly right-of-way, thence with said right-of-way, North 81 degrees, 36' 07" West 282.36 feet to the point of beginning containing +/- 5.01 acres

Being the same property conveyed to Donald Burnett and Myra Burnett by deed of record at Instrument No 20031009-0149971, and re-recorded at Instrument No 20040114-0005626, Register's Office Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument

PH

This is improved property known as: 5417 Drye Run Rd , Joelton, TN 37080

Witness our hands this the 15th day of April, 2025

Donald Burnett

Myra Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Burnett and Myra Burnett (the bargainors), 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 and official seal this the 15 day of Apr, 2025

Notary Public
My Commission Expires:



PH