Karen Johnson Davidson County
Batch# 1280950 DEEDQC
06/03/2025 03:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250603-0043675

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Phillip Ray Burnett, Trustee 3690 Richbriar Cir. Nashville, TN 37211	Same	148 01 0 165.00

Quitclaim Deed to Trustee

Grantor: Phillip Ray Burnett
Grantee: Phillip Ray Burnett, Trustee of the Revocable Trust of Phillip Ray Burnett, dated May 27, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 305 on the Plan of Hillbrook Subdivision, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Richbriar Circle at the southwest corner of Lot No. 304; thence along the line between said Lots Nos. 304 and 305, eastwardly 115.7 feet to the common corner of Lots Nos. 305 and 306; thence along the line between Lots Nos. 305 and 306, southwardly 131.3 feet to the northerly margin of Richbriar Road; thence along said margin, westwardly 83 feet to a point at the beginning of a curve; thence around said curve having a radius of 25 feet, northwestwardly 39.27 feet to a point on the easterly margin of Richbriar Circle; thence along said margin, northwardly 90 feet to the point of beginning.

Being the same property conveyed to Phillip Ray Burnett by deed from Edyth D. Williams Burnett, of record in Instrument Number 20230410-0025650, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4031, page 160 said Register's Office.

This is improved property, known as: 3690 Richbriar Cir., Nashville, TN 37211.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Phillip Ray Burnett, Grantor

State of Tennessee
County of Sumner

On May 27, 2025, personally appeared before me, Phillip Ray Burnett, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Phillip Ray Burnett

Phillip Ray Burnett, Trustee
Grantee

Sworn to and subscribed before me on May 27, 2025.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 ~~May 27, 2025.~~ June 3, 2025.

Hope Campbell

Signature

6/3/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on ~~May 27, 2025.~~ June 3, 2025.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/26/2027 SUMNER COUNTY