Karen Johnson
Batch # 1285101
06/17/2025 08 40 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250617-0047295

Record and Return Mail To:
This Instrument Prepared By
THOMAS I BOTTORFF, Attorney at Law,
5110 Maryland Way, Suite 120,
Brentwood, TN 37027

Address of New Owner:
Paul Harris Tune and Sara T Tune, Co-Trustees
Tune Family Revocable Living Trust
2273 Skinner Road Nolensville, TN 37135

Send Tax Bills To:
New Owner

Map and Parcel Nos.
183 00 0 073.00
183 00 0 034.00

NO CONSIDERATION

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, unto Paul Harris Tune, Trustee, Paul Harris Tune Revocable Living Trust Agreement dated June 18, 2009, a fifty percent (50%) interest as Tenant-in-Common, and Sara T. Tune, Trustee, Sara T. Tune Revocable Living Trust Agreement dated June 18, 2009, a fifty percent (50%) interest as Tenant-in-Common ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto Paul Harris Tune and Sara T. Tune, Co-Trustees, Tune Family Revocable Living Trust Agreement dated November 12, 2024, ("Grantee"), all of their interest in and to a certain tract of land in DAVIDSON County, Tennessee, described more fully as follows:

See "EXHIBIT A" for legal descriptions.

(Descriptions from prior deeds of record).

Being the same properties conveyed to Paul Harris Tune, Trustee, Paul Harris Tune Revocable Living Trust Agreement dated June 18, 2009, a fifty percent (50%) interest as Tenant-inCommon, and Sara T. Tune, Trustee, Sara T. Tune Revocable Living Trust Agreement dated June 18, 2009, a fifty percent (50%) interest as Tenant-in-Common, by Quitclaim Deed dated June 18, 2009, from Paul H. Tune Jr. and wife, Sara Tune, of record in Instrument 20090629-0060264, Register's Office for Davidson County, Tennssee, and of record in Instrument 20090629-0060262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Paul Harris Tune and Paul H. Tune Jr. are one and the same person.

Sara T. Tune and Sara Tune are one and the same person.

This property is known as:

13240 Old Hickory Blvd, Antioch, TN AND

433 Old Hickory Blvd, Antioch, TN

(Legal descriptions from prior deeds of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of MAY, 2025.

Paul H. Tune, Trustee Paul H. Tune Revocable Living Trust Agreement

Paul Harris Tune, Trustee
Paul Harris Tune Revocable Living Trust Agreement
dated June 18, 2009

Sara T. Tune, Trustee Sara T. Tune Revocable Living Trust Agreement dated June 18, 2009

Sara T. Tune, Trustee
Sara T. Tune Revocable Living Trust Agreement dated June 18, 2009

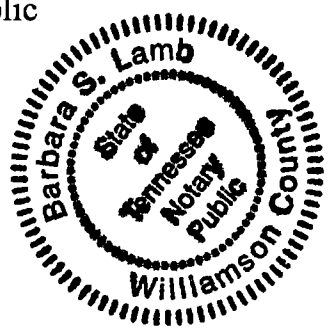
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Paul Harris Tune, Trustee, Paul Harris Tune Revocable Living Trust Agreement dated June 18, 2009, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2025.

Barbara S Lamb
Notary Public

My Commission Expires:
1-14-26



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sara T Tune, Trustee, Sara T. Tune Tune Revocable Living Trust Agreement dated June 18, 2009, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2025.

Barbara S Lamb
Notary Public

My Commission Expires:

1-14-26

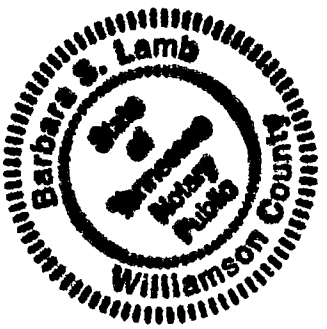


EXHIBIT A

Parcel 1:

Land in the 5th Civil District of Davidson County, Tennessee, bound generally on the east by the west line of Tract No. 4 on the survey of a portion of the Burkitt property by A & A Engineers, Inc., dated May 18, 1976, and not of record, on the south by the center line of Old Hickory Boulevard, on the west by A. J. Burkitt, and on the north by Tract No. 3 in said survey and being more fully described as follows:

Commencing at a point in the center line of Old Hickory Boulevard, A.J. Burkitt's southeast corner, thence with A.J. Burkitt's east line, North 7 deg. 26 min. 30 sec. East 450 feet to a point, A. J Burkitt's northeast corner; thence with the south line of Tract No. 3 in said survey, South 74 deg. 20 mm. 28 sec. East 14.66 feet to the northwest corner of Tract No. 4 in said survey; thence with the west line of Tract No. 4 in said survey, South 1 deg. 16 min. 32 sec. West, passing the southwest corner of Tract No. 4 in said survey at 432.31 feet, a total distance of 450.0 feet to the center line of Old Hickory Boulevard; thence with the center line of Old Hickory Boulevard North 89 deg. 47 min. 51 sec. West 62.69 feet to A.J. Burkitts' southeast corner, the point of beginning.

Parcel 2.

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 4 on the survey of a portion of the Burkitt property by A & A Engineer's Inc.,, dated May 18, 1976, and not of record, more fully described according to such survey as follows:

Tract No. 4 is bound generally on the north by Tract No. 3 as shown on said survey, on the west by A.J. Burkitt's new east line (the east line of Parcel 1 described above) and on the south and east by Old Hickory Boulevard.

Commencing at an iron pin in the west margin of Old Hickory Boulevard, H.L. Paul's southeast corner; thence with the west margin of Old Hickory Boulevard South 3 deg 34 min. 52 sec. East 650 feet to an iron pin, the point of beginning; thence with the south line of Tract No. 3 in said survey, North 85 deg. 2 min 11 sec. West 713.33 feet to A.J. Burkitt's new northeast corner; thence with A.J. Burkitt's new east line South 1 deg 16 min. 32 sec. West 432.31 feet to a point in the north margin of Old Hickory Boulevard; thence east, northeast and north with the north and west margins of Old Hickory Boulevard with the following calls: South 89 deg. 58 min 49 sec. East 460.14 feet; North 89 deg. 54 min. 56 sec East 61.10 feet; North 71 deg. 50 min. 21 sec. East 76.04 feet, North 61 deg. 1 min. 29 sec. East 59.55 feet; North 46 deg. 31 min. 32 sec. East 76.49 feet; North 23 deg. 13 min. 21 sec. East 71.95 feet; North 2 deg. 30 min. 30 sec. East 58.04 feet; North 4 deg. 44 min. 35 sec. West 141.86 feet to an iron pin, the point of beginning together with any reversionary rights as adjoining property owner upon the abandonment of Old Hickory Boulevard as a public road, containing by said survey 6.41 acres, more or less.