RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF August, 2025.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Burdette and Larissa Burdette	SAME	006-163
3410 Greer Road	Karen Johnson Davidson County Batch# 1313917 DEEDQC 08/25/2025 10:42:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250825-0067695	
Goodlettsville, TN 37072		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **Robert Burdette and Larissa Burdette,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **Robert Burdette and Larissa Burdette, husband and wife** hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION

Beginning at an iron pin (new), in the easterly margin of Greer Road, said iron pin being located from a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, N 11°04'52" E, 10.04 feet thence, N 04°40'41" E, 180.06 feet, to the point of beginning, the southwest corner of this tract, and continuing with the easterly margin of Greer Road as follows: N 04°40'41" E, 196.18 feet to an iron pin (new), thence with a curve to the right, having a radius of 257.59 feet, an arc distance of 15.02 feet, and a chord bearing of N 06°20'56" E, 15.02 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 82°18'57" E, 262.07 feet to an iron pin (new), thence, N 21°43'37" E, 646.21 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, 303.73 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson; thence with a new line, as follows: S 34°33'42" W, 799.10 feet to an iron pin (new); thence N 89°01'15" W 340.82 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.

Being the same property conveyed to Robert Wallace Burdette and Larissa Linnea Burdette, husband and wife, tenancy by the entirety by quit claim deed from Robert Wallace Burdette, married of record in Instrument No. 20240806-0059760, recorded on 08-06-2024, in the Register's Office for Davidson County, Tennessee.

Previously conveyed to Robert Wallace Burdette by Executor's Deed of record in Instrument No. 20240531-0040381, Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to also include a **USED, 2005, MANUFACTURED HOME, Model # SE014, Serial/VIN # DSEAL16953A, DSEAL16953B, and DSEAL16953C.**

This is ( ) unimproved property known as:
(X) improved property known as: **3404 Greer Road, Goodlettsville, TN 37072**

Witness my hand this 25 day of August, 2025:

Robert Burdette

Larissa Burdette

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Robert Burdette and Larissa Burdette**, the within named person(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 25 day of August, 2025

Notary Public

My commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Angel Hyde, do hereby make oath that I am a licensed attorney and/or 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 8.25.25 (date of document).

Angel Hyde
Affiant Signature

August 25, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of August, 2 025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4.22.29