Karen Johnson Davidson County
Batch# 1340334 DEEDQC
10/30/2025 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086551

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

SHERRI WELLBORN BERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 23 day of Oct, 2025.

Notary Public

My commission expires: 10/05/2025

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Austin Thomas Burton	Austin Thomas Burton	04000005300 & 040000005400
5115 Whites Creek Pike	5115 Whites Creek Pike	
Whites Creek, TN 37189	Whites Creek, TN 37189	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, AUSTIN THOMAS BURTON and wife, ANNA BURTON, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto AUSTIN THOMAS BURTON and wife, ANNA BURTON, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Tract One (Map/Parcel 04000005300):

Being a tract of land in the 3rd Council District of Davidson County Tennessee and being a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD-20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/24/24 as follows:
Beginning at an existing concrete highway monument in the southeasterly margin of Old Hickory Blvd., said monument being a common corner to Tract 2 of the same survey and being located N 64°45'02" E, 186.65' from an existing concrete highway monument at the most northeast corner of Migration Partners, LLC in DB-20221215 0129968 R.O.D.C.T. and being the most northwest corner of herein described tract; Thence now leaving Tract 2 with said margin for the next 3 calls: N 48°21'24"E 164.44' to an existing concrete highway monument; Thence N 54°34'20"E 236.70' to a point; Thence N 46°51'03"E 404.17' to a point at the intersection of the southeasterly margin and the centerline of a drain, said point being witnessed by a railroad spike, said spike being N 13°55'25"W" 15' from said point; Thence now leaving said margin with new lines for the next 2 calls: S 13°55'25"E 691.84' to a point in the center of the creek; Thence N 80°16'11"E 651.19' to a set iron pin in the westerly line of Austin Burton, Etux. SA- 20230111 0002365 R.O.D.C.T; Thence with said Burton S 07°43'06"E 102.28' to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Burton with Tract 2 for the next 5 calls: S 79°41'46"W 199.94' to a set iron pin; Thence N 89°00'06"W 251.82' to a set iron pin; Thence S 79°55'51"W 195.97' to a set iron pin; Thence S 74°42'22"W 710.45' to a set iron pin; Thence N 15°05'13"W 406.98' to the point of beginning containing 10.59 acres.

The above-described tract is subject to a Piedmont gas easement.
The recording of this deed will create a 20' wide sewer easement, said easement will lay 10' either side and parallel to the existing sewer on the date of the survey.

Tract Two (Map/Parcel 04000005400):

Being a tract of land in the 3rd Council District of Davidson County Tennessee, and a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD-20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. 2095 dated 05/19/ 25 as follows:
Beginning at an existing iron pin in the southerly margin of Old Hickory Blvd., said pin being a corner Austin Burton in BK-20230111 0002365 R.O.D.C.T., and the most northwest corner of herein described tract; Thence now leaving said margin with said Burton for the next two calls: S 06°50'18" E, 895.28' to an existing post; Thence S 07°42'57" E, 35.06' to an existing iron pin, said pin being a corner to Cecil Davis Sherrill known as map 40, parcel 53.00 T.A.O.D.C.T.; Thence with said Sherrill for the next two calls: S 80°16'19" W, 651.19' to a point; Thence N 13°55'25" W, 691.89' to an existing iron pin in the center of a drain and in the southerly margin of Old Hickory Blvd. Thence with said margin for the next two calls; Thence with a curve to the right having a radius of 1448.00', cord & cord bearing of N 60°53'05" E, 694.67'; Thence N 75°05'36" E, 93.29' to the point of beginning containing 13.64 acres.
The above-described tract is subject to a Piedmont Natural Gas Easement, see easement project no. 1733485 dated 03/01/12, for details.
The above-described tract is subject to a 20' metro sewer easement, see project no. 73-5- 77 easement no. 12 for details.
The above-escribed tract is also subject to a 20' wide sewer easement lying 10' either side and parallel to the existing sewer running generally along the creek.

Tract One and Tract Two being a portion of the same properties conveyed to Austin Thomas Burton and Anna Burton, husband and wife, by Warranty Deed from Cecil Davis Sherrill, Jr. dated 9/4/25 of record in Instrument No. 20250912-0072919, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the properties described herein are unimproved properties situated on Old Hickoey Boulevard, Whites Creek, TN 37189.

IT IS THE INTENT OF THIS INSTRUMENT TO COMBINE TRACT ONE AND TRACT TWO INTO ONE TAXABLE PARCEL.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 23 **day of** Oct. **, 2025.**

AUSTIN THOMAS BURTON

ANNA BURTON

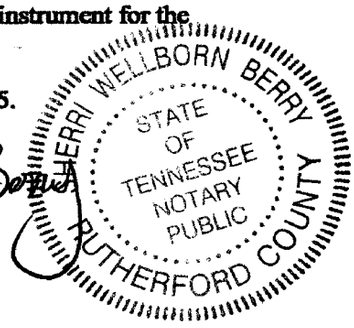
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named Ausrin Thomas Burton and Anna Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 **day of** Oct **, 2025.**

My commission expires: 10/5/2026 Sherri Wellborn Berry

NOTARY PUBLIC



Certificate of Authenticity

I, Anna Rowland, 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 10/30/25.

Date

Affiant Signature

10/30/2025

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of October, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY