ADDRESS NEW OWNER:
Russell Allen Wilkinson and Gina Ann Burnett Revocable Living Trust
c/o Russell Allen Wilkinson and Gina Ann Burnett, Trustees
6637 John Hager Road
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch # 1358439 DEEDQC
12/16/2025 08:10:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251216-0099706

SEND TAX BILLS:
Same as above

Map and Parcel
150 05 0 364.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **RUSSELL A. WILKINSON and GINA A. BURNETT, husband and wife,** hereinafter called the Grantors, their heirs and assigns, and by these presents do hereby quitclaim and convey unto **RUSSELL ALLEN WILKINSON and GINA ANN BURNETT** as Trustees of the **RUSSELL ALLEN WILKINSON AND GINA ANN BURNETT REVOCABLE LIVING TRUST**, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 38B, on the Plan of Revised Zone Lot Division Lot Nos 10-16 and 18-43, Edge-O-Lake, Section 21, as of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to James R. Burnett and Randolf A. Lake as joint tenants with right of survivorship by Special Warranty Deed from National City Bank of Indiana, dated May 30, 2006 and recorded June 16, 2006 in Instrument No. 20060616-0071843, Register's Office of Davidson County, Tennessee. The said Randolf A. Lake is one and the same as Randolph A. Lake. Correction attempted in Quitclaim Deed dated June 20, 2019 and recorded May 11, 2020 in Instrument No. 20200511-0048646, Register's Office of Davidson County, Tennessee. The said Randolph A. Lake died on December 5, 2023 leaving James R. Burnett as the surviving tenant by the entirety.

BEING the same property conveyed to Russell A. Wilkinson and Gina A. Burnett, husband and wife, by Warranty Deed from James R. Burnett, an unmarried man, dated October 24, 2025 and recorded on October 28, 2025 in Instrument No. 20251028-0085813, Register's Office of Davidson County, Tennessee.

Russell A. Wilkinson and Russell Allen Wilkinson are one and the same person.

Gina A. Burnett and Gina Ann Burnett are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record (4) building restrictions and (5) other matters of public record.

This is improved property known as 352 Clearwater Drive, Nashville, TN 37217.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 8th day of December, 2025.

RUSSELL A. WILKINSON, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell A. Wilkinson** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 8th day of December, 2025.

NANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

Witness my hand this 8th day of December, 2025.

GINA A. BURNETT, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gina A. Burnett** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 8th day of December, 2025.

YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

RUSSELL ALLEN WILKINSON, Trustee
AFFIANT

Subscribed and sworn to before me this 8th day of December, 2025.

YANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

GINA ANN BURNETT, Trustee
AFFIANT

Subscribed and sworn to before me this 8th day of December, 2025.

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889