Karen Johnson Davidson County
Batch # 1429529 DEEDQC
06/08/2026 03:09:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051582

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES B. BURKARD, AFFIANT Subscribed and sworn to before me, this 3 day of June 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES B. BURKARD and JANET LYNN McCUTCHEN, CO-TRUSTEES 320 Old Hickory Boulevard #410 Nashville, Tennessee 37221	New Owner	Map and Parcel No.: 128-12-0A-017.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Janet L. McCutchen and James B. Burkard, as Trustees of the Janet L. McCutchen Revocable Trust, dated February 22, 2018**, (hereinafter the "Grantor") do hereby quitclaim, transfer and convey unto **James B. Burkard and Janet Lynn McCutchen, Co-Trustees of the Burkard-McCutchen Joint Revocable Trust, dated April 24, 2026,** its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 320 Old Hickory Boulevard #410, Nashville Tennessee 37221 and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 17, Building No. 4, of Section 2, Phase IA, Eagle Ridge at the Reserve Condominiums, a Condominium

Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at The Reserve of record in Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed of record in Instrument 20020215-0020370, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in the Master Deed.

Being the same property conveyed to Janet L. McCutchen and James B. Burkard, as Trustees of the Janet L. McCutchen Revocable Trust, dated February 22, 2018, from Janet McCutchen by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20180309-0022289.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3 day of June 2026.

Janet L. McCutchen, Trustee of the
Janet L. McCutchen Revocable Trust,
Grantor

James B. Burkard, Trustee of the
Janet L. McCutchen Revocable Trust,
Grantor

STATE OF TENNESSEE)

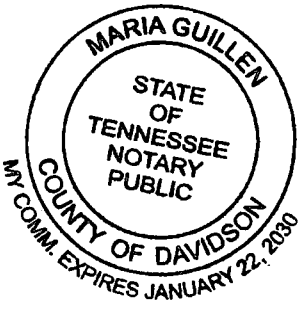
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Janet L. McCutchen, Trustee of the Janet L. McCutchen Revocable Trust**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of June 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James B. Burkard, Trustee of the Janet L. McCutchen Revocable Trust**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of June 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

