BILL GARRETT, Davidson County
Trans:T20170048532 DEEDQC
Recvd: 06/07/17 13:15 3 pgs
Fees:17.00 Taxes:0.00
20170607-0057100

MARY C. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.
Elizabeth Ann Burton Saggio, Executrix
Affiant
Subscribed and sworn to before me, this 25th day of ~~April~~, 2017.
Mary C. Miller
Notary Public
My Commission Expires: 04-11-20

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Ann Burton Saggio and Stephen Michael Burton 6501 Turnberry Way Brentwood TN 37027	New Owner	16004014400

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elizabeth Ann Burton Saggio as Executrix of the Estate of Elizabeth Ann Ferguson Burton,** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Nelson Lynch Burton for his life and Elizabeth Ann Burton Saggio, as to a 50% remainder interest and Stephen Michael Burton, as to a 50% remainder interest,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Brentview Hills, Section 7, as of record in Book 4175, Page 89, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann F. Burton from Nelson L. Burton by Quitclaim Deed recorded on October 8th, 1990 in Book 8212, Page 755, in the Register's Office of Williamson County, Tennessee.

Nelson L. Burton joins in the signing of this instrument to convey any marital interest he may have in the subject property.

Ann F. Burton and Elizabeth Ann Ferguson Burton being one and the same person.

Ann F. Burton having died on July 2nd, 2016 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket 16P1251 in the Circuit Court of Davidson County, Tennessee. Last Will and Testament specifically empowers Executrix to convey real estate. Letters of Testamentary signed on August 10th, 2016 by Richard R. Rooker, Clerk, appointing Elizabeth Ann Ferguson Burton as the Executrix of the Estate of Elizabeth Ann Ferguson Burton and therefore empowering her to convey said property above.

This is improved property known as 505 Dillard Court Nashville, TN 37220.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of ~~April~~ May, 2017.

Estate of Elizabeth Ann Ferguson Burton

BY: Elizabeth A Saggio, Executrix Elizabeth Ann Burton Saggio, Executrix

Elizabeth Ann Burton Saggio, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Ann Burton Saggio, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of The Estate of Elizabeth Ann Ferguson Burton, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16 day of ~~April~~ May, 2017.

Notary Public

My Commission Expires: 11/13/18

TODD RUTLAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nelson L. Burton

Nelson L. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nelson L. Burton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of ~~April~~ May 2017. N.L.B.

Notary Public

My Commission Expires: 11/13/18

TODD RUTLAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY