Karen Johnson Davidson County
Batch# 754359 DEEDQC
11/15/2021 09:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211115-0151415

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Nathan A. Burton, Trustee 5924 Port Anadarko Trail Hermitage, TN 37076	Same	Map 098 Group 01 Parcel 005.00

Quitclaim Deed to Trustee

Grantor: Martha A. Burton
Grantee: Nathan A. Burton, Trustee of the Irrevocable Trust Agreement of Martha A. Burton, dated November 9, 2021

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Lake in Davidson County, Tennessee, being Lot No. 93 on the Plan of Lake Park, Section I, as of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roderic N. Burton and wife, Martha A. Burton, by deed from Isaac Davis and wife, Sarah T. Davis, and Izea Davis, of record in Record Book 5024 Page 848, Register's Office for Davidson County, Tennessee.

Roderic N. Burton and Martha A. Burton were married on July 3, 1970, in Nashville, Davidson County, Tennessee. They lived together as husband and wife, without interruption, until Roderic N. Burton's passing on August 12, 2021.

This is improved property, known as: 5924 Port Anadarko Trail, Hermitage, Tennessee

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Martha A. Burton
Martha A. Burton, Grantor

State of Tennessee
County of Sumner

On November 9, 2021, before me personally appeared Nathan A. Burton, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sara Barbour
Notary Public
My commission expires: 9-20-22

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9-20-22

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Nathan A. Burton
Nathan A. Burton, Trustee
Grantee

Sworn to and subscribed before me on November 9, 2021.

Sara Barbour
Notary Public
My commission expires: 9-20-22

SARA BARBOUR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 9-20-22

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 November 9, 2021.

Sara Barbour
Signature

November 9, 2021
Date

State of Tennessee, County of Sumner

Sworn to and subscribed before me on November 9, 2021.

Jennifer Simmons Berry
Notary's Signature
My Commission Expires: 12/19/2023

JENNIFER SIMMONS BERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER