Karen Johnson Davidson County
Batch# 1115212 DEEDQC
03/26/2024 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240326-0020978

This Instrument Was Prepared By:
Ross W. Bomholt
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Mark R Burton

Mark R. Burton, Affiant

Subscribed and sworn to before me this 22nd day of March, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS:
Mark R. Burton, Co-Trustee Sandra W. Burton, Co-Trustee 621 Mt. Pisgah Ct. Nashville, TN 37211	Same	172-14-6.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Sandra W. Burton and husband Mark R. Burton**, the "**Grantors**", do hereby convey and quitclaim unto **Mark Robert Burton and Sandra Wallace Burton, Co-Trustees of the Burton 2024 Community Property Trust dated March 22, 2024**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 22nd day of March, 2024.

Sandra W. Burton

Sandra W. Burton

Mark R Burton

Mark R. Burton

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sandra W. Burton and husband Mark R. Burton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22nd day of March, 2024.

Notary Public

My Commission Expires: 05/05/2025

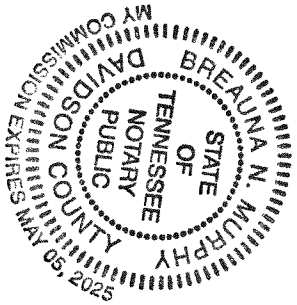


EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of Mt. Phisgah Heights Subdivision as of record in Plat Book 5210< page 302, in the Register's Office for said count, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra W. Burton and husband Mark R. Burton by Warranty Deed from Darrell Dillehay and Cynthia Dillehay dated May 25, 2004, recorded as instrument 20040603-0065298, Register's Office for Davidson County, Tennessee.

The above described property is commonly referred to as 621 Mt. Pisgah Ct., Nashville, TN 37211.

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

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ross W. Bomholt, 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 March 22, 2024 (date of document).

Affiant Signature

3/25/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

