Karen Johnson
Batch # 1116543
03/28/2024 03:03:31 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240328-0021788

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Karole D. Burton, [redacted] ~~461 Spring Lane~~ 3009 Lyndale Dr. Nashville, TN 37207	SAME	MAP 060 GROUP 07.00 PARCEL 18.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Karole D. Burton, Trustee of the
James S. Burton Revocable Living Trust dated March 13, 2019

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Karole D. Burton, an unmarried woman

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 24, on the Plan of Section Six, Hillhurst Acres, of record in Plat Book 2854, Page 62, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the James S. Burton Revocable Living Trust dated March 13, 2019 by quitclaim deed from James S. Burton, an unmarried man, of record in Instrument No. 20190430-0039897.

Further being the same property conveyed to James S. Burton by warranty deed from Michael E. Rogers and wife, Vanessa Rogers, of record in Instrument No.: 20070501-0051611, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to restrictions of record in Book 2930, Page 61, said Register's Office.

This conveyance is further subject to any and all recorded and unrecorded zoning regulations, building restrictions, and setback lines, easements, and rights of way for public utilities.

Note: The initial trustee James S. Burton having passed away, Karole D. Burton was named successor Trustee as evidenced by the Certificate of Trust attached hereto as **Exhibit A**.

This is improved property known as **3009 Lyndale Drive, Nashville, TN 37207.**

WITNESS MY HAND this the 19th day of March, 2024.

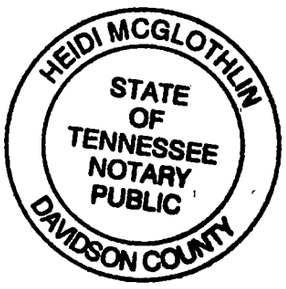
Karole D. Burton, Trustee

KAROLE D. BURTON, TRUSTEE
JAMES S. BURTON REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **KAROLE BURTON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of March, 2024.



NOTARY PUBLIC
My Commission Expires: 7/7/2027

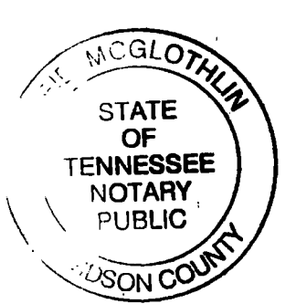
AFFIDAVIT

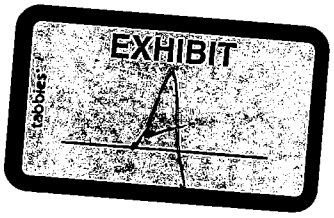
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 19th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 7/7/2027





THIS DOCUMENT PREPARED BY:

Donald K. Byrd, Esq.
The Higgins Firm, PLLC
525 4th Avenue South
Nashville, Tennessee
(615) 353-0930

CERTIFICATE OF TRUST
THE JAMES S. BURTON REVOCABLE LIVING TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a revocable trust called The JAMES S. BURTON REVOCABLE LIVING TRUST dated March 13, 2019 (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on March 13, 2019.

2. **Trustor, Currently Acting Trustee, and Successor Co-Trustees.** The Trustor is James S. Burton. The Currently Acting Trustee is Karole D. Burton. The Successor Trustee is Kimberly M. B. Williams.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is irrevocable, the Trustor James S. Burton having passed away.

5. **Proof of Succession of Successor Trustees.** The Trust designates one or more Successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

6. **Trust Tax Identification Number.** The tax identification number of the Trust is the social security number of James S. Burton.

7. **Title to Trust Assets.** The assets of the Trust should be titled in the name of The JAMES S. BURTON REVOCABLE LIVING TRUST dated March 13, 2019.

8. Trustee's Statement Regarding Revocation, Modification, or Amendment. To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner causing the representations contained in this Certificate of Trust to be incorrect.

Karole D. Burton

Karole D. Burton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karole D. Burton, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of March, 2024.

My Commission Expires: 7/7/2027

Heidi McGlothlin

Notary Public

