Karen Johnson Davidson County
Batch # 1295963 DEEDQC
07/11/2025 09:07:13 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250711-0054607

THIS INSTRUMENT PREPARED BY:

MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Felicia Lopez
AFFIANT

Subscribed and sworn to before me, this 2 day of July 2025.

Katie Reschliman
NOTARY PUBLIC
My Commission Expires: 05/06/29

KATIE RESCHLIMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonnda Burner 435 Lynn Drive Nashville, TN 37211	New Owner	13216003900

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA D'OTTAVIO, CAROL MOODY, AND THERESA ADAMS** ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto **JONNDA F. BURNER, MARRIED** ("GRANTEE") her heirs, successors and assigns, all of their right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 816 on the plan of Coldwell Hall, Section 13, of record in Book 3300, page 66, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Juanita Waddell Hughett, unmarried by Deed from Tracy E. Hataway and Donnie R. Hataway of record in Book 5161, page 926, Register's Office for Davidson County, Tennessee, date executed 6-20-77, date filed 6-21-77. The said Juanita Waddell Hughet is deceased. Said property was devised to Jonnda F. Hughett and David W. Hughett from Juanita Waddell Hughet by will dated 1-31, 78. The said Jonnda F. Burner and David W. Hughet are the only heirs at law.

Being the same property conveyed to David W. Hughet by Quitclaim Deed from Jonnda F. Burner, of record in Instrument No. 20010723-0077752, Register's Office for Davidson County, Tennessee.

The said David W. Hughet having since died intestate on March 30, 2025, leaving his sister, Jonnda F. Burner, and half-sisters, Debra D'Ottavio, Carol Moody, and Theresa Adams, as his sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20250527-0041113 and 20250602-0042848, Register's Office for Davidson County, Tennessee.

The Property was never a primary residence of any of the Grantors.

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

This is **improved** property known as: **425 Lynn Court, Nashville, Tennessee 37211**

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this the 5 day of June, 2025.

Debra D'Ottavio

STATE OF VERMONT)
COUNTY OF Windsor)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debra D'Ottavio**, the within named 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, this the 5th day of June, 2025.

Notary Public
My Commission Expires: 1/31/27

STATE OF VERMONT NOTARY PUBLIC COMMISSION NO. 0003237 ULLA P. COOK

Witness my hand this the 13 day of June, 2025.

Carol Moody

Carol Moody

STATE OF CALIFORNIA)
COUNTY OF Riverside **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Moody**, the within named 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, this the 13 day of June, 2025.

DEBRA A. YOUNG
Notary Public - California
Riverside County
Commission # 2432960
My Comm. Expires Jan 24, 2027

Notary Public
My Commission Expires: 1-24-2027

Witness my hand this the 18th day of June, 2025.

Theresa Adams

Theresa Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Adams**, the within named 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, this the 18 day of June, 2025.



Notary Public
My Commission Expires: 10-4-2025