MARTIN M. MCCOLLUM
Notary Public, State of Florida
Commission# HH 316554
My comm. expires Sept. 26, 2026

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Florida
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

James Daniel Burnett Jr
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 DAY OF October, 2025.

(Affix Seal) Notary Public

My Commission Expires: 09/26/2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Leann Burnett-Busch and Ronald Frederec Busch, wife and husband and James Daniel Burnett Jr.	SAME	096-09-0-035.00
2710 Emery Drive		
Nashville, TN 37214		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, James Daniel Burnett Jr. and Jennifer Leann Burnett, n/k/a Jennifer Leann Burnett-Busch,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey all our right, title, and interest unto: **Jennifer Leann Burnett-Busch and Ronald Frederec Busch, wife and husband, a 50% undivided share; and James Daniel Burnett Jr., a 50% undivided share; with Jennifer Leann Burnett-Busch and Ronald Frederec Busch, wife and husband, on the one hand, and Ronald Frederec Busch, on the other, as tenants in common with rights of survivorship,** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached Exhibit A-Legal Description

This is ( ) unimproved property known as:
(X) improved property known as: **2710 Emery Drive, Nashville, TN 37214**

Witness my hand this 15 day of OCTOBER, 2025:

James Burnett Jr
James Daniel Burnett Jr.

Karen Johnson Davidson County
Batch# 1342630 DEEDQC
11/07/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251107-0088697

Jennifer Leann Burnett-Busch

Jennifer Leann Burnett-Busch

STATE OF FL
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **James Daniel Burnett Jr.,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Hillsborough, State of FL, this 15th day of October, 2025.

Notary Public

My Commission Expires: Sept 26, 2026

MARTIN M. MCCOLLUM
Notary Public, State of Florida
Commission# HH 316554
My comm. expires Sept. 26, 2026

STATE OF **TN**
COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Jennifer Leann Burnett-Busch,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 6 day of Nov, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the map of Meadowview Acres, as of record in Book 2133, page 50, register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 104.7 feet on the north side of Emery Drive and runs back between lines 183.9 feet on the east line and 203.9 feet on the wets line to a dead line in the rear on which it measures 75.4 feet.

Beng the same property conveyed to James Daniel Burnett Jr. and Jennifer Leann Burnett, his daughter by Deed of record in Inst # 20061005-0124089, recorded on 10/05/2006, Register's office for Davidson County, Tennessee.

Jennifer Leann Burnett n/k/a Jennifer Leann Burnett-Busch.

Tennessee Certification of Electronic Document

I, Angel Hydl, 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 10.15.25 (date of document).

Angel Hydl
Affiant Signature

November 6, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of November, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29