RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-36027-25

Karen Johnson Davidson County
Batch# 1361828 DEEDWARR
12/29/2025 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,134.90
20251229-0102576

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3.20.28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristofer Hoffman *et ux* 505 Dillard Court Nashville, TN 37220	Same address as new owner	160-04-0-144.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 Dollars ($577,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH ANN BURTON SAGGIO, A MARRIED WOMAN AND STEPHEN MICHAEL BURTON, A MARRIED MAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KRISTOFER HOFFMAN AND CAROLE HOFFMAN, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 31 on the Plan of Section 7, Brentview Hills, of record in Book 4175, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nelson Lynch Burton for his life, and Elizabeth Ann Burton Saggio, as to a 50% remainder interest, and Stephen Michael Burton, as to a 50% interest, from Elizabeth Ann Burton Saggio, as Executrix of the Estate of Elizabeth Ann Ferguson Burton, by Quitclaim Deed dated May 25, 2017 and recorded June 7, 2017 in Instrument #20170607-0057100, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 4175, page 89; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 505 Dillard Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Nelson Lynch Burton, an unmarried man, hereby joins in this conveyance to convey his interest in the herein described property as to his life estate interest. Elizabeth Ann Burton Saggio executes this instrument on behalf of Nelson Lynch Burton pursuant to a Power of Attorney, filed for record in Instrument No. 20251223-0102031, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this 17th day of December, 2025.

GRANTORS:

Elizabeth Ann Burton Saggio

Elizabeth Ann Burton Saggio

Stephen Michael Burton

Nelson Lynch Burton by Elizabeth Ann Saggio, Attorney in Fact

Nelson Lynch Burton by Elizabeth Ann Saggio, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Elizabeth Ann Burton Saggio and Stephen Michael Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of December, 2025.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: _____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Elizabeth Ann Saggio as Attorney in Fact for Nelson Lynch Burton, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of the said Nelson Lynch Burton, for the purposes therein contained.

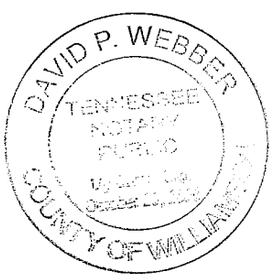
WITNESS my hand and seal, this the 17th day of December, 2025.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/17/25. (date of document).

Affiant Signature

12/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

