Karen Johnson Davidson County
Batch# 1382803 DEEDQC
02/19/2026 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013252

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AEH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Elizabeth Payne Burton, Trustee Elizabeth Payne Burton Trust 4153 Brandywine Pointe Blvd. Old Hickory, TN 37138	same	064 03 0C 022.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Elizabeth Burton (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Elizabeth Payne Burton, Trustee, and her successors in trust, of the Elizabeth Payne Burton Trust dated February 18, 2026 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Lot No. 215 on the Final Plat of Phase Three Section One, Brandywine Pointe as of record in Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Elizabeth Burton by Warranty Deed dated September 10, 1992, from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, of record in Book 8727, page 437, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4153 Brandywine Pointe Blvd., Old Hickory, Tennessee 37138.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property, including (i) Declaration of Covenants, Conditions and Restrictions on the Final Plat of Phase Three, Section One, Brandywine Pointe, as of record in Book 8676, page 589, Register's Office for Davidson County, Tennessee, and (ii) all matters shown on the Final Plat of Phase Three, Section One, Brandywine Pointe, as of record in Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18 day of February, 2026.

Elizabeth Burton

Elizabeth Burton, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Burton, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 18th day of February, 2026.

Alice E. Haston

Notary Public

My Commission Expires: 9-5-2028

ALICE E. HASTON
TENNESSEE NOTARY PUBLIC
My Comm. Expires September 5, 2028
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Elizabeth Burton

Elizabeth Burton, Affiant

Subscribed and sworn to before me this 18th day of February, 2026.

Alice E. Haston

Notary Public

My Commission Expires: 9-5-2028

ALICE E. HASTON
TENNESSEE NOTARY PUBLIC
My Comm. Expires September 5, 2028
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alice E. Haston, 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 February 18, 2026 (date of document).

Alice Haston

Alice E. Haston

2-18-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18 day of February, 2026.

Erica D Martin

Notary Public

My Commission Expires: May 8, 2029



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