QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1465049 DEEDQC
08/28/2026 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260828-0079876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 07-03-2028
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Linda F. Burton	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 136-07-0-046.00
(NAME) **3744 Anderson Road**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

SUMMER SUMMERS, CARLA DAVIDSON, AND TAYLOR SWAN

BY THESE PRESENTS DO HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

LINDA F. BURTON, UNMARRIED

HER HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, Page 56, 57 and 58, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Burton and Raylene Burton, husband and wife by Warranty Deed from Dale Alan Dunnewold and wife, Julie Webb Dunnewold dated August 30, 2012 and recorded September 4, 2012, in Instrument No. 20120904-0079865, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Scott D. Burton, a married man by Quitclaim Deed from Raylene Burton, an unmarried woman, dated January 27, 2023 and recorded February 3, 2023 in Instrument No. 20230203-0007977, Register's Office of Davidson County, Tennessee.

*Said Scott D. Burton having become deceased on April 27, 2026, and the real property being transferred to his living heirs Linda F. Burton, Wife; Summer Summers, Daughter; Carla Davidson, Daughter; Taylor Swan, Daughter; see Affidavit of Heirship with Decedent's Last Will and Testament attached, recorded simultaneous herewith in Instrument 202608280079875 Register's Office of Davidson County, Tennessee.

*Real property was not used as a primary residence by any listed children who were living heirs.

BEING improved property commonly known as 3744 Anderson Road Nashville, Tennessee 37217.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature page of Quitclaim Deed]

This is **improved** property known as: 3744 Anderson Road Nashville, TN 37217.

Witness my hand this the 14th day of August, 2026.

Summer Summers

STATE OF INDIANA)
COUNTY OF Ripley)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Summer Summers,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2026.

Notary Public
My Commission Expires:

NOTARY PUBLIC SEAL INDIANA
Douglas C. Amberger
Notary Public, State of Indiana
Ripley County
Commission Number 0674440
My Commission Expires
November 2, 2031

[Signature page of Quitclaim Deed]

This is **improved** property known as: 3744 Anderson Road Nashville, TN 37217.

Witness my hand this the 14 day of August, 2026.

Carla Davidson

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carla Davidson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of August, 2026.

Notary Public
My Commission Expires: 03/26/2029

LISA YVONNE HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2029

[Signature page of Quitclaim Deed]

This is **improved** property known as: 3744 Anderson Road Nashville, TN 37217.

Witness my hand this the 14TH day of August, 2026.

Taylor Swan

STATE OF TENNESSEE)
COUNTY OF Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taylor Swan,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2026.

Notary Public
My Commission Expires: 03/21/2028

VICTORIA M NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Certificate of Authenticity

I, Luke Martin, 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 **August 17th, 2026**.

Date

LL Mt

Affiant Signature

08/24/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **August**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)