Karen Johnson Davidson County
Batch# 1465049 DEEDWARR
08/28/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,400.45
20260828-0079877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/05/2029
COUNTY OF DAVIDSON

File No. LM-26-3168

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Siner	Lower, LLC	
(NAME) 3744 Anderson Road	(NAME) 5950 Symphony Woods Road, Suite 321	136-07-0-046.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Linda Faye Burton, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew B. Siner, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 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. The said Scott D. Burton subsequently died testate on April 27, 2026, but his Last Will & Testament has not been admitted for probate. SEE ALSO: Affidavit of Heirship with copy of Last Will & Testament attached as "Exhibit A" of record at Instrument No. 202608280079875, said Register's Office, reflecting his heirs at law as: Linda Faye Burton (spouse), Summer Summers, Carla Davidson, Taylor Swan, and Lisa Crawford.

Summer Summers, Carla Davidson, Taylor Swan, and Lisa Crawford subsequently executed a Quitclaim Deed to Linda F. Burton, dated 8/21/2026 and filed for record at Instrument No. 202608280079876, said Register's Office.

This is property more commonly known as:
3744 Anderson Road, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 21st day of August, 2026.

Linda Faye Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Linda Faye Burton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2026.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/05/2029
COUNTY OF DAVIDSON

Please Return to:
Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

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 21, 2026**.

Date

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)