Karen Johnson Davidson County
Batch# 1472202 DEEDQC
09/14/2026 09:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260914-0084980

This instrument prepared by
and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
The 1159 Gateway Lane Trust 1159 Gateway Lane Nashville, Tennessee 37220	The 1159 Gateway Lane Trust 1159 Gateway Lane Nashville, Tennessee 37220	13115008300

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM W. BURTON III and MELISSA M. BURTON**, husband and wife (hereinafter collectively referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **DAVID H. MAYER, TRUSTEE OF 1159 GATEWAY LANE TRUST UAD SEPTEMBER 8, 2026** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2026 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of September, 2026, but is effective as of the 9th day of September, 2026.

GRANTOR:

W. W. Burton III

WILLIAM W. BURTON III

Melissa M. Burton

MELISSA M. BURTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared **WILLIAM W. BURTON III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2026.

NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-27-2028

My Commission Expires:
2-27-28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared **MELISSA M. BURTON**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2026.

NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-27-2028

My Commission Expires:
2-27-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 9th day of September, 2026.

W. W. R. IV
Affiant

Notary Public

My Commission Expires: 2-27-28

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-27-2028

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 4 Block "A", as shown on the map entitled Lealand Manor, of record in Plat Book 974, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William W. Burton III and Melissa M. Burton, husband and wife, by General Warranty Deed from Jack Michael Friday and wife, Theresa McCloskey Friday, dated 09/11/2020, of record in Instrument No. 20200916-0105858, Register's Office for Davidson County, Tennessee.

Address of Property: 1159 Gateway Lane, Nashville, Tennessee 37220

Tax Parcel Id: 13115008300

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 9/9/26.

Affiant
Date: 9/9/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 9th day of September, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY