Prepared By

Name: Phyllis A. Burt
Address: 2996 Claymille Blvd
Nashville
State: TN Zip Code: 37207

After Recording Return To Send Tax Bill to:

Name: Phyllis A. Burt
Address: 2996 Claymille Blvd
Nashville
State: Tennessee Zip Code: 37207

Karen Johnson Davidson County
Batch # 1478894 DEEDQC
09/30/2026 10:42:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260930-0090266

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF Tennessee

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ($ 0) in hand paid to Phyllis A. Burt, a Owner, residing at 2996 Claymille Blvd, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Janice E. Dillard, a Cousin, residing at 737 Flint Ridge Dr, County of Davidson, City of Whites Creek, State of Tennessee and Phyllis A Burt, Owner (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Phyllis A. Burt
Grantor's Signature

Phyllis A. Burt
Grantor's Name

2996 Claymille Blvd
Address

Nashville, TN 37207
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Raymond Freeman
Witness's Signature

Raymond Freeman
Witness's Name

1929 Burgundy Cir.
Address

Chattanooga, Tn 37421
City, State & Zip

Diedra Freeman
Witness's Signature

Diedra Freeman
Witness's Name

4020 Red Rose Ct.
Address

Nashville, TN 37218
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

MAZO FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHYLLIS A. BURT whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27TH day of SEPTEMBER, 2026.

Mazo Freeman
Notary Public

My Commission Expires: 7-7-2027

MAZO FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 30-P

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Phyllis A. Burt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis A. Burt (NAME)	SunTrust Mortgage Inc. (NAME)	MAP 59-8
2996 Claymille Boulevard (ADDRESS)	201 Fourth Avenue N./7th Floor (ADDRESS)	PARCEL 199
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, WE, Carlyle & Kennedy, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis A. Burt, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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. 26 on the Plan of Phase Three Claymille Station, as of record in Plat Book 6900, page 648, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to C & K Builders, LLC, now known as Carlyle & Kennedy, LLC, by warranty deed from Ezell Foundatation, as of record in Instrument No. 20030421-0051835, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/03/03 13:47 2pgs
Fees:13.00 Taxes:555.00

20031003-0146563

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Janice E. Dillard
Affiant

MAZO FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Subscribed and sworn before me, this 29TH day of SEPTEMBER, 2026

Mazo Freeman
Notary