Karen Johnson Davidson County
Batch # 1388127 DEEDQC
03/04/2026 01:17:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260304-0017355

Address of New Owner:
Jazzia Cierra McClain
6086 Mt. Pisgah Rd.
Nashville, TN 37211

Record & Return to and
This Instrument Prepared
BLAKE GARNER, Attorn
303 W Main Street
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Jazzia Cierra McClain
6086 Mt. Pisgah Rd.
Nashville, TN 37211

From Information Furnished By
The Parties

Map & Parcel: 172-68

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Evelyn R. Burns, married,** has this day bargained and sold and hereby conveys and quitclaims unto **Jazzia Cierra McClain, unmarried,** her heirs and assigns, forever, all of her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 1 as set forth on a Survey of Lots made by John M. Sullivan, County Surveyor, November 23, 1949, and described as follows:

Beginning at a point in the center of an unnamed public road at the corner of lots Nos. 1 and 2 on said plan, said beginning point being 940 feet north of the northwest corner of a tract conveyed to Trustees of the Benevolent Order No. 10, as of record in Book 369, Page 264, Register's Office for said County; thence with the line between lots Nos. 1 and 2 north 87° 25' east 620.1 feet; thence north 1° 30' east 182 feet to the northeast corner of lot 2; thence with the north line of said lot 89° 18' west 620.4 feet to the easterly margin of an unnamed public road; thence with the same south 1° 30' west 216.5 feet to the point of beginning, containing 2.82 acres, more or less.

BEING a part of the same property conveyed to Evelyn R. Burns by Quitclaim Deed of record in Instrument Number 20100519-0038526 of the Register's Office of Davidson County, Tennessee.

Said property was never used as the primary residence of the said Grantee.

This is improved property located at 6086 Mt. Pisgah Rd., Nashville, TN 37211

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28 day of February, 2026.

Evelyn R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Evelyn R. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 28 day of February, 2026.

DAVION E DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

NOTARY PUBLIC

My Commission Expires: 1/24/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 28 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 1/24/2028

DAVION E DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028