Address of New Owner:
Tonya Byrns
6100 Mt. Pisgah Road
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1451229 DEEDQC
07/23/2026 12:12:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260723-0067000

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

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

Send Tax Statements To:
Tonya Byrns
6100 Mt. Pisgah Road
Nashville, TN 37211

From Information Furnished By
The Parties

Map & Parcel: 72-00.0-069.00

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 Joyce Ridley Burns, married,** has this day bargained and sold and hereby conveys and quitclaims unto **Tonya Byrns, unmarried** her heirs and assigns, forever, all of her right, title and interest in and to that certain parcel of real estate located in the Sixty Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 3 as set forth on a survey of lots made by Jon M. Sullivan, County Surveyor, dated November 23, 1949, said Lot No. 3 beginning in the center of an unnamed public road at the corner of lots Nos. 3 and 4 in said subdivision, said beginning point being 559.2 feet north of the northwest corner of a tract of land conveyed to the Trustees of the Benevolent Order No. 10, of record in Book 369, page 264, Register's Office for said County; thence with the line between lots Nos. 3 and 4 south 88 degrees 28' East 597.1 feet; thence north 1 degree 30' East 202 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots South 88 degrees 28' West 617.6 feet to the easterly margin of an unnamed public road; thence with the same South 1 degree 30' West 116.4 feet; thence South 14 degrees 27' East 89.3 feet to the corner of lots Nos. 3 and 4, the point of beginning, containing 2.83 acre, more or less, and being the legal description as the previous deed.

BEING the same property conveyed to Evelyn Joyce Ridley Burns by Quitclaim Deed from Myles Cooper Ridley, single person, dated December 17, 1996 and filed for record in Book 10308, page 210, of the Register's Office of Davidson County, Tennessee.

This property was never used as the primary marital residence of the

This is improved property located at 6100 Mt. Pisgah Road, Nashville, TN 37211

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 29th day of June, 2026

Evelyn Joyce Ridley Burns

Evelyn Joyce Ridley Burns

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared James Dustin Crouch, 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 29th day of June, 2026.

LAWANDA MCKINNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

Lawanda McKinnon

NOTARY PUBLIC
My Commission Expires: 3-6-2029

A F F I D A V I T

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

Evelyn Joyce Ridley Burns

AFFIANT

SWORN to and subscribed before me this 29th day of June, 2026.

Lawanda McKinnon

NOTARY PUBLIC

My Commission Expires: 3-6-2029

LAWANDA MCKINNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029