Karen Johnson
Batch # 1461832
08/19/2026 08:42:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260819-0077010

Prepared by:

Jonathan Hesser
Brighter Day Law
107 Music City Circle, Ste 200
Nashville, TN 37214

QUIT CLAIM DEED

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Jeana Burnett	Same	044-15-0-111.00
908 Debow Street	Same	
Old Hickory, TN 37138	Same	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Jason Burnett, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO Jeana Burnett whose address is 908 Debow Street, Old Hickory, TN 37138 all right, title, interest and claim to the following real estate property located at 908 Debow Street, in the city of Old Hickory, located in the County of Davidson and State of Tennessee and ZIP code 37138. The property is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Village of Old Hickory, Section "D" of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Be the same more or less, but subject to all legal highways.
>
> This description is the same as the description contained in the prior deed referenced herein.
>
> The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above-described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:
>
> Subject to easements, restrictions, and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 044-15-0-111.00
Street address of property: 908 Debow Street, Old Hickory, TN 37138
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20221219-0130643 in the Recorder's Office, Davidson County, Tennessee.

FOR VALUABLE CONSIDERATION, incident to a divorce, by order of the Honorable Judge Bethany Glandorf of the Third Circuit Court of Davidson County, Tennessee, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN that this transfer shall be effective as of the date of his signing hereto, and that Jason Burnett makes no warranty as to ownership of title to the above-referenced Property but simply agrees to transfers whatever interest he has in it to Jeana Burnett.

Signature

Jason Burnett
Print Name

7-13-26
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Jason Burnett, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 13th day of July 2026.

SUSAN E. BYRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

NOTARY PUBLIC
My Commission Expires: 7/3/28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and is incident to a divorce.

JONATHAN HESSER

Subscribed and sworn to before, this 16th day of July 2026.

SUSAN E. BYRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

NOTARY PUBLIC
My Commission Expires: 7/3/2028