Karen Johnson Davidson County
Batch# 1480359 DEEDQC
10/02/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20261002-0091066

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

AFFIANT

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 1 day of October, 2026.

NOTARY PUBLIC

My Commission Expires: 3-20-2028

ADDRESS NEW OWNER:
James A. McClain, Co-Trustee
2626 Hart Street
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

MAP / PARCEL:
060-15-0-020.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Michael A. McClain, an unmarried man,** Grantor, hereby quitclaims and conveys all of his undivided interest, right, and title in the hereinafter described property to **James A. McClain and Kimberly S. McClain, Co-Trustees of James A. McClain Revocable Trust dated February 7, 2013,** Grantees. Said property is described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 39 in Jones and Hart Subdivision, a plan of which is or record in Book 332, page 43, Register's Office for said county, described as follows:

Beginning at an iron stake in the southerly margin of Lemuel Road at a common corner with Lot No. 40; thence S 11 deg. 40 minutes W with line of Lot No. 40, 291.87 feet, more or less, to a point; thence easterly with line of E.A. Sircy et al property 295 feet, more or less, to a point in the westerly margin of Hart Street, a common corner with E. A. Sircy et al property; thence northerly with said westerly margin of Hart Street 225.5 feet, more or less, to a point in the southerly margin of Lemuel Road; thence westerly with said southerly margin of Lemuel Road 295 feet to the point of beginning.

Being the same property conveyed to Michael A. McClain and James A. McClain, as tenants in common, each having a one-half (1/2) interest, by Warranty deed from William M. McClain Sr., of record as Instrument No. 20021219-0157046, Register's Office of Davidson County, Tennessee. James A. McClain conveyed his one-half (1/2) interest to James A. McClain and Kimberly S. McClain, Co-Trustees of The James A. McClain Revocable Trust, U/A/D February 7, 2013, by Deed dated May 1, 2013 of record in Instrument Number 20130502-0044314, Register's Office for Davidson County, Tennessee.

Said property having the street address of 2626 Hart Street, Nashville, TN 37207.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This property has been used for investment purposes only and has never been the marital residence of the Grantor.

This conveyance shall be effective as of September 30, 2026.

DATED this the 1st day of Oct, 2026.

Michael A. McClain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael A. McClain, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of Oct, 2026.

Notary Signature

My commission expires: _____

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: 26-578

Certificate of Authenticity

I, Alicia Hamilton, do hereby make oath that I am a licensed attorney and/or the 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

10/1/26.
Date

Affiant Signature

10/1/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Oct, 20 26.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON