BILL GARRETT, Davidson County
Trans:T20160009832 DEEDQC
Recvd: 02/04/16 15:40 4 pgs
Fees:22.00 Taxes:0.00
20160204-0011122

**This Instrument Prepared By:**
JEFFREY L. CARSON
*Attorney at Law*
P.O. Box 186
Franklin, Tennessee 37065
615.786.9943

**After Recording, Return To:**
Thomas A. Jansing, Sr.
1004 Cobble Place
Nashville, TN 37211

**Send Tax Bills To:**
Same as Owner

**Parcel/Tax ID:** 172-15-0A-115.00-CO

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS A. JANSING, SR. and wife, DORIS C. JANSING, hereinafter the Grantors, hereby quitclaim, transfer and convey all of their undivided right, title and interest to the hereinafter described property unto THOMAS ALLEN JANSING, SR., AS TRUSTEE OF THE THOMAS ALLEN JANSING SR. LIVING TRUST U/A DATED JANUARY 13, 2016, hereinafter the Grantee, whose mailing address is 1004 Cobble Place, Nashville, TN 37211; his heirs, successors and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Thomas A. Jansing, Sr. and wife, Doris C. Jansing by deed from Claridge Builders Co., LLC dated September 17, 1996 of record in Book 10196, Pages 415, Deed Reference No. 0227039, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to restrictions of record in Book 9570, Page 22, Book 9933, Page 153, By-Laws in Book 9570, Page 13, subject to all matters shown on plan of P.U.D. boundary addition in Plat Book 7900, Page 668 and Charter in Book 9570, Page 5, and all matters shown on the Plan of Record.
>
> This is improved property known as 1004 Cobble Place, Nashville, TN 37211.
>
> Subject property is the place of usual residence of the Grantors, herein.

This conveyance is subject to all easements, restrictions, encumbrances, limitations, covenants and conditions, and other matters of record, including all items set out on any applicable plat of record as may affect the premises.

Grantors make no warranties as to the state of the title to the property but acquit any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WEREOF, the Grantors have executed this instrument on this 13th day of January, 2016.

Thomas A. Jansing, Sr.
**THOMAS A. JANSING, SR.**

Doris C. Jansing, by Thomas A. Jansing, Sr.
**DORIS C. JANSING, by and through her Attorney-in-Fact, Thomas A. Jansing, Sr.**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, THOMAS A. JANSING, SR., the within named bargainor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Further, the undersigned, Notary Public, does hereby certify that THOMAS A. JANSING, SR., Attorney-in-Fact for DORIS C. JANSING, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of DORIS C. JANSING, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Register's Office for Davidson County, Tennessee on this date, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said THOMAS A. JANSING, SR. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said DORIS C. JANSING.

WITNESS my hand and official seal, this 13th day of January, 2016.

JEFFREY L. CARSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Jeffrey L. Carson
NOTARY PUBLIC
My commission expires:
10/21/2018

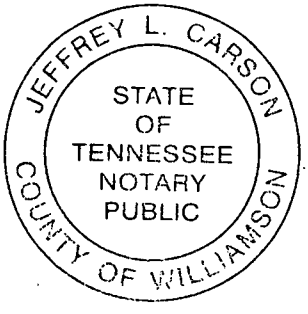
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or true value, whichever is greater for this transfer is $00.00.

Thomas A Jansing, Sr.
AFFIANT

Subscribed and sworn before me, this 13th day of January, 2016.




NOTARY PUBLIC
My commission expires:
10/21/2018

# AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The undersigned does hereby state and affirm the following:

(1) The undersigned is the person named as Attorney-in-Fact in the General Durable Power of Attorney executed by DORIS C. JANSING ("Principal") on September 25, 1998;

(2) The Power of Attorney is currently exercisable by the undersigned;

(3) To the best of the undersigned's knowledge and information:

a. The Principal is now living;
b. The Power of Attorney has not been revoked or terminated, partially or otherwise;
c. The Principal possessed the understanding and capacity to make and communicate decisions regarding her estate and person at the time the Power of Attorney was executed;
d. The Power of Attorney was properly executed and is a legal, valid power of attorney.

(4) The undersigned agrees not to exercise any powers granted under the Power of Attorney if the undersigned becomes aware that the Principal is deceased or has revoked such powers.

THIS the 13th day of January, 2016.

Thomas A. Jansing, Sr.
THOMAS A. JANSING, SR., Attorney-in-Fact for Doris C. Jansing

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Signed and sworn before me this day by THOMAS A. JANSING, SR., and I certify that the aforesaid individual personally appeared before me this day acknowledging to me that he signed the foregoing document.

WITNESS my hand and official seal, this 13th day of January, 2016.

JEFFREY L. CARSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires:
10/21/2018