This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd,
Building Two, Suite 150
Nashville, Tennessee 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20160082879 DEEDQC
Recvd: 09/21/16 11:28 4 pgs
Fees:22.00 Taxes:0.00
20160921-0099428

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
H. Edward Jackson, III Kathleen Jackson Estes and Frances Jackson Ambrose 4737 Post Road Nashville, TN 37205	SunTrust Bank P.O. Box 305110-MC6500 Nashville, TN 37230-5110	Map 92-12 Parcel 485

For Ten Dollars ($10.00) Cash paid in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and to fulfill the terms and conditions of the **Frances Caldwell Jackson 2012 Irrevocable Trust U/A Dated December 6, 2012,** the undersigned **H. EDWARD JACKSON, III, KATHLEEN JACKSON ESTES, and FRANCES JACKSON AMBROSE, CO-TRUSTEES of the FRANCES CALDWELL JACKSON 2012 IRREVOCABLE TRUST u/a dated DECEMBER 6, 2012,** hereinafter called the Grantor, by these presents do quitclaim and convey unto **H. EDWARD JACKSON, III, KATHLEEN JACKSON ESTES, and FRANCES JACKSON AMBROSE,** hereinafter called the Grantees, and their respective heirs, successors and assigns, all of Grantor's right, title and interest (said interest being a one-third (1/3) undivided interest), in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 135 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of West End Avenue, said point being the Northwest corner of an intersection between West End Avenue and 17th Avenue North; thence running westwardly, with the northerly margin of West End Avenue, 183 feet to a point; thence

northwardly 160 feet to the southerly margin of an alley; thence with said margin of alley, eastwardly 183 feet to a point in the westerly margin of 17th Avenue North; thence with same 160 feet to the point of beginning.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property an interest in which was conveyed to Grantor herein by Deed of record as Instrument number 20121220-0117611, Register's Office for Davidson County, Tennessee.

The undersigned Co-Trustees are all of the currently serving Co-Trustees of the said Trust, Co-Trustee Harold Edward Jackson, Jr. having died on June 1, 2016, and under the terms of said Trust, no other person or entity has been appointed as successor Co-Trustee to fill such vacancy and the undersigned Co-Trustees possess full authority to transfer the property interest herein conveyed. The property interest conveyed herein is directed to be distributed to the Grantees herein pursuant to the terms and conditions of the Frances Caldwell Jackson 2012 Irrevocable Trust U/A Dated December 6, 2012.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1702 West End Avenue, Nashville, TN

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 31st day of August, 2016.

H. Edward Jackson, III, Co-Trustee

Kathleen Jackson Estes, Co-Trustee

Frances Jackson Ambrose, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **H. Edward Jackson, III, Co-Trustee**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of August,2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **KATHLEEN JACKSON ESTES, Co-Trustee**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of August,2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **FRANCES JACKSON AMBROSE, Co-Trustee**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of August,2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Jill Smith Bradford, Attorney for ~~Harold Edward Jackson, III, Co-Trustee~~, Affiant

Subscribed and sworn to before me, this
the 31st day of August, 2016.

Jane A. Swartz
Notary Public
My Commission Expires: 6.22.2019

JANE A. SWARTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY