Karen Johnson Davidson County
Batch# 404500 DEEDQC
05/22/2020 08:32:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200522-0053303

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Brian J. Jansen and Kathryn B. Jansen, Trustees Jansen Family Revocable Living Trust 4500 Randolph Place Nashville, TN 37215	New Owner	13107007700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Brian J. Jansen and Kathryn J. Bryant, as joint tenants with right of survivorship**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Brian J. Jansen and Kathryn B. Jansen, Trustees, Jansen Family Revocable Living Trust Agreement dated May 19, 2020** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 14, LONE OAK HEIGHTS, as shown by plat of record in Plat Book 1424, Page 2 and as amended in Instrument No. 20080516-0050647, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **Brian J. Jansen and Kathryn J. Bryant, as joint tenants with right of survivorship**, by Warranty Deed dated July 11, 2008, from **Margaret Rozelle Bryant, unmarried**, recorded in Instrument No. 20080718-0073849, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 2 and as amended in Instrument No. 20080516-0050647, Register's Office of said County.

Kathryn J. Bryant and **Kathryn B. Jansen** are one and the same person.

This is improved property known as: **4500 Randolph Place, Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of May 2020.

Brian J. Jansen

Kathryn J. Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Brian J. Jansen**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May 2020.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kathryn J. Bryant**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May 2020.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to befcre me, this the 19th day of May 2020.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023