PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2020.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Jackson Sims-Jackson Revocable Trust	**Same**	**053090B17700CO**
1029 Pawnee Trail		
Madison, TN 37115		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Julius Lamont Jackson and Ebony Sims-Jackson have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Julius Lamont Jackson and Ebony Denise Sims-Jackson, Trustees of Jackson Sims-Jackson Revocable Trust established July 28, 2020 their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 92 on the plan of Cumberland Station at Wilson Camp Section Five as shown on plat of record in Instrument No. 20060118-0006553 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julius Lamont Jackson by deed from Randall Phillips Homes, LLC of record in Instrument No. 20060925-0118341 Register's Office for Davidson County, Tennessee. Julius Lamont Jackson conveyed interest to Ebony Sims-Jackson by deed of record in Instrument No. 20120126-0007167 Register's Office for Davidson County, Tennessee

This is improved property known as 1029 Pawnee Trail, Madison, TN 37115

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 447709 DEEDQC
07/31/2020 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200731-0084597

WITNESS my hand this 28 day of July, 2020.

Julius Lamont Jackson

Ebony Sims-Jackson

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 Julius Lamont Jackson and Ebony Sims-Jackson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of July 2020.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

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 Emily Hobby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY