This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
This transfer is made to implement
a testamentary devise pursuant to
T.C.A. 67-4-409(a)(3)(D).

Affiant

Sworn to and subscribed before me
this 30th day of July, 2020.

Notary Public

My Commission Expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Karen Johnson Davidson County
Batch# 447742 DEEDQC
07/31/2020 11:56:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200731-0084665

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Matthew Keith Jones and Zachary Taylor Jones 2500C W. Linden Avenue Nashville, TN 37212	Same	142-10-0-E-034.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **MATTHEW KEITH JONES, MARRIED** do hereby quitclaim and by these presents does transfer and convey **TWENTY-FIVE PERCENT (25%)** of my right, title and interest unto **ZACHARY TAYLOR JONES, UNMARRIED** in and to the following tract of land in Davidson County, Tennessee described as follows:

Being Unit 34 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160926-0101494, correct in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to Martha T. Jones, unmarried and Matthew K. Jones, married by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company recorded on 6th day of November 2017 of record in Instrument No. 20171106-0113712, in the Register's Office for Davidson County, Tennessee. Martha Elizabeth Tanner Jones Bussell died on December 9, 2019 leaving a Last Will and Testament filed with the Probate Court of Davidson County, Tennessee under Probate Docket No. 19P-

2245. Matthew Keith Jones and Zachary Taylor Jones are the only devisees under the Will of Martha Elizabeth Tanner Jones Bussell.

Being the same property, a 50% interest, which was conveyed to Matthew Keith Jones, married and Zachary Taylor Jones, unmarried by Executor's Quitclaim Deed from Matthew Keith Jones, Executor of the Estate of Martha Elizabeth Tanner Jones Bussell, of record in Instrument No. 20200731-0084404, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, encumbrances and ordinances as affect the premises.

This property was never the marital residence of the grantor herein named.

This is improved property known as: 7532 Station Drive, Nashville, TN 37221

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of July, 2020.

MATTHEW KEITH JONES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public, Matthew Keith Jones, 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, at office, this 30th day of July, 2020.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES