QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Ben Jones - JR
Affiant

Subscribed and sworn to before me, this the 19th day of August, 2020.

Notary

My Commission Expires: 10-29-22

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 461919 DEEDQC
08/21/2020 03:02:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200821-0094794

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owners:	Send Tax Bills to:	Parcel ID No.
Ben and Gloria Jones 935 Massman Dr. Nashville, Tennessee 37217	SAME	10700010900

THIS INSTRUMENT made and entered into on this the 19th day of August, 2020, by and between BEN JONES, JR., ("Grantor") and BEN JONES, JR. and GLORIA JEAN JONES ("Grantees"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transforms, releases, relinquishes, and quitclaims unto Grantees, as tenants by the entirety, all Grantors's right, title, and interest in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference:

Land in Davidson County, Tennessee, being part of the Ben Jones Subdivision Estates of Ben Jones of record in Book 2600, Page 261 as described according to a survey by Barry Greer and Associates dated March 14, 1985 as follows:

Beginning at an iron pin in the Northeast corner of property conveyed to grantees in Book 5632, Page 900, Register's Office for Davidson County, Tennessee; thence with the west margin of Massman Drive N. 18 Deg. 58' 58" west 30 feet to a point; thence leaving Massman Drive west 221 feet more or less to an iron pin in the northwest corner of the property conveyed to grantees in Book 5632, Page 900, Register's Office for Davidson County, Tennessee; thence N. 85 deg. 56' 48" east 226 feet to point of beginning, and containing 3315 feet more or less.

Being part of the same property conveyed to Ben Jones and wife, Ada Jones by deed from Alvin O. West, as of record in Book 2600, Page 261, said Register's Office. The said Ben Jones having since died.

This property adjoins and abuts other property owned by the grantees, of record in Book 5632, Page 900, said Register's Office.

Being the same property conveyed to Ben Jones, Jr. and Wife, Gloria Jones by deed from Ada Jones, a widow, of record in Book 6835, Page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben Jones, Jr. by quitclaim deed from wife, Gloria Jones, of record in Instrument No. 20031230-0183827, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 935 Massman Drive, Nashville, TN 37217.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 19th day of August, 2020.

Ben Jones - JR
BEN JONES, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ben Jones, Jr.**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of August, 2020.

Notary Public

My Commission Expires: 10-29-22

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY