Karen Johnson Davidson County
Batch# 541173 DEEDQC
12/23/2020 08:34:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201223-0152678

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

DANIEL AARON JETTON, AFFIANT

Subscribed and sworn to before me, this 11th day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DANIEL AARON JETTON and ERIKA ROSE JETTON, TRUSTEES 3605 Nebraska Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: P/O 104-1-311.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Daniel Aaron Jetton and Erika Rose Jetton, (Collectively as "Grantor") do hereby quitclaim, transfer and convey all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Erika Rose Jetton, Trustee of the Daniel Aaron Jetton Irrevocable Investment Services Trust, created March 1, 2019, its successors and assigns, and do hereby quitclaim, transfer and convey all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Daniel Aaron Jetton, Trustee of the Erika Rose Jetton Irrevocable Investment Services Trust, created March 1, 2019, its successor and assigns.

This is improved property known as 3605 Nebraska Avenue, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 191 on the Map of a part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 50 feet on the southerly side of Nebraska formerly Grand Avenue and runs back between parallel lines, 200 feet to an alley.

This conveyance is made subject to all conditions easements and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to (a) all matters appearing on the plan of record in Book 421, page 109, said Register's Office and (b) Restrictions of record in Instrument Number 20150520-0046662, said Register's Office.

Being the same property conveyed to Daniel A. Jetton (one and the same as Daniel Aaron Jetton) and Erika R. Jetton (one and the same as Erika Rose Jetton), husband and wife, from Aspen Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20150825-0086038.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of December, 2020.

Daniel Aaron Jetton, Co-Grantor

Erika Rose Jetton, Co-Grantor

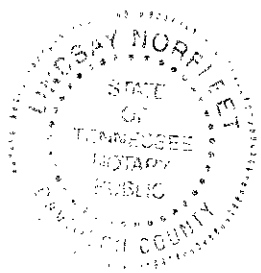
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Daniel Aaron Jetton**, the Co-Grantor, 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 office, this 16th day of December, 2020.

Notary Public

My Commission Expires: 03/06/2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Erika Rose Jetton**, the Co-Grantor, 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 office, this 16th day of December, 2020.

Notary Public

My Commission Expires: 03/06/2024

