Karen Johnson Davidson County
Batch# 888318 DEEDQC
07/13/2022 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220713-0080722

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 12, 2022.

Notary Public

My Commission Expires: 1/16/2026

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JAN. 16, 2026

New Owner Address:
Robert Bruce Jones, Trustee
6726 Cool Springs Rd.
Thompson Station, TN 37179

Send Tax Bills To:
Same

Map-Parcel Number
052-01-0-200.00
052-01-0-334.00

QUITCLAIM DEED

Robert Bruce Jones, and wife, Linda Jones ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Robert Bruce Jones, Trustee of The Jones Family Trust, dated July 12, 2022** ("Grantee"), all right, title and interest of Grantor in and to those certain tracts or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

874610 1/2011927

WITNESS my hand on this day, July 12, 2022.

Robert Bruce Jones

Linda Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Bruce Jones** and **Linda Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 12, 2022.

Notary Public

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

874610.1/2011927

202207130080722

EXHIBIT A

Two tracts of land, described as follows, to wit:

First Tract:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 13 and the easterly 31.3 feet of Lot No. 12, Block "F", on the Revised Plan of Power and Roth's Madison Park Subdivision, which is of record in Book 843, Page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said Lot and part of said Lot adjoin and front together 83.3 feet on the northerly side of Madison Boulevard and extends back between lines 263.9 feet on the easterly line of Lot No. 13 and 230 feet, more or less, on the westerly line of a part of Lot No. 12, to a line in the rear which they measure 80 feet.

Second Tract:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being the southerly part of Lot No. 14, Block "F", on the Revised Plan of Power and Rother's Madison Park Subdivision, which is of record in Book 843, Page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said part of said Lot fronts 53 feet on the northerly side of Madison Boulevard and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line in the rear which it measures 50 feet, more or less.

Being the same property conveyed to Robert Bruce Jones, and wife Linda Jones by warranty deed from Leyli Guseynova of record as Instrument No. 20161205-0127301, Register's Office for Davidson County, Tennessee

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 257 & 259 Madison Blvd., Madison, TN 37115.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2022.

Affiant Signature

Date: July 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, July 13, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

