Karen Johnson Davidson County
Batch# 924714 DEEDQC
10/03/2022 01:40:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221003-0108865

File No.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2026.
(AFFIX SEAL)

KENNETH M. HILL-WRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Mar. 3, 2026

THIS INSTRUMENT WAS PREPARED BY
James V. Mondelli, Attorney at Law
320 Seven Springs Way
Suite 250
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – 089 GROUP - 14 0 PARCEL - 180.00
Trilby Jetton	same as New Owner	
(NAME)	(NAME)	
737 Work Drive		
Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ms. Alicia J. Sellers, as Successor Trustee of the Jetton Family Trust dated May 28, 2019,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ms. Trilby Jetton, a single woman,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 146 on the Plan of Haynes Manor, Section I, Revised, as of record in Book 3700, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 75 feet on the southerly side of Work Drive and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Trilby Jetton, as trustee of the Jetton Family Trust dated May 28, 2019, by Quitclaim Deed from Trilby Jetton, unmarried, dated May 28, 2019 and filed of record May 30, 2019 in Instrument No. 20190530-0051289, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. § 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 737 Work Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 20 day of SEPTEMBER, ~~2021~~. 2022.

Jetton Family Trust dated May 28, 2019,

By: Ms. Alicia J. Sellers, Successor Trustee

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ms. Alicia J. Sellers, Successor Trustee,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the successor trustee(s) of the **Jetton Family Trust dated May 28, 2019, Trilby Jetton, Trustor** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at NASHVILLE, (city), Tennessee, (state), this 20, day of SEPTEMBER, ~~2021~~. 2022.

Notary Public
My Commission expires: 03.03.2026

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 3, 2026

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.