Karen Johnson Davidson County
Batch# 925143 DEEDQC
10/04/2022 02:27:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221004-0109549

THIS INSTRUMENT PREPARED BY:
Wende J. Rutherford, Attorney
Brighter Day Law
107 Music City Circle, Ste.106
Nashville, TN 37214
(615)256-6681

Address New Owner:
Merrill Glenn Jackson, Jr.
and wife, Maryesther M. Jackson
as tenants by the entirety
1435 McAlpine Avenue
Nashville, TN 37216

Send Tax Bills to:
Owner at same address

Map/Parcel Numbers
072 04 0 310.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Maryesther M. (Kaufman) Jackson,** for no monetary consideration, and for the express purpose of creating an estate as tenants by the entirety, in fee simple, in Merrill Glen Jackson, Jr. and wife, Maryesther M. Merrill incident to our marriage, hereby convey, remise, release and forever quitclaims unto Paul A. Rutherford, Trustee, all right, title, and interest, in and to a certain tract parcel of land, situated at, 1435 McAlpine Avenue, Nashville, Tennessee 37216 in Davidson County.

This property is further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 28, of Block "C" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made February 15, 1940, by S.R. Sanford, Jr., surveyor as follows:

Beginning at a point in the northeasterly margin of McAlpine Avenue, the common corner of lots No. 27 and 28 of said block; thence northeasterly 172.5 feet to a stake which is 3.2 feet south of an iron pin, said stake being in the common corner of Lots 27 and 28 and Lot No. 3; thence with the line between Lots No. 2 and 3 and lot No.28; southerly 71.95 feet to a stake which is 18.65 south to the corner of Lots No. 2 and 3; thence southwesterly120.95 feet to the northwesterly margin of McAlpine Avenue; thence with the margin of the same, northwesterly 50 feet to the point of the beginning. Current source of Title: Book: 9998, Page 394

Being the same property conveyed to me, Maryesther M. Kaufman, from Donald R. Kaufman by quitclaim deed incident to our divorce dated and recorded in Register's office for Davidson County, Tennessee.

And now I, Paul A. Rutherford, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey to Merrill Glen Jackson, Jr. and wife, Maryesther M. Merrill, as tenants by the entirety, their successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations restrictions and encumbrances as may affect the premises, as set forth above.

This is improved property known as 1435 McAlpine Avenue, Nashville, Tennessee 37216

WITNESS my hand on this 16th day of August, 2022.

MARYESTHER M. JACKSON

PAUL A. RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maryesther M. (Kaufman) Jackson,** and **Paul A. Rutherford** with whom I am personally acquainted and who each acknowledged to me that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 16th day of August, 2022.

NOTARY PUBLIC

My commission expires: 03/07/23

KATHERINE I. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-),and is incident to a marriage.

Affiant

Sworn to and subscribed before me this 16th day of August, 2022.

NOTARY PUBLIC

My commission expires: 03/07/23

KATHERINE I. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023