QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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 6 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LR-D-23-616

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 981638 **DEEDQC**
03/16/2023 02:04:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230316-0019178

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	
1st Choice Partners, LLC a Tennessee Limited Liability Company and FTN Investments, LLC a Tennessee Limited Liability Company		
(NAME) **616 Baldwin Ct,**	(NAME) **Same**	**059-11-0184.00**
(ADDRESS) **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 consideration, the receipt of which is hereby acknowledged, **VERA L. JONES, WIDOWED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **1ST CHOICE PARTNERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY AND FTN INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 508 on the Plan of Section 4, Haynes Manor of record in Plat Book 4175, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Jones and wife Vera L. Jones by Warranty deed from Harpeth-South, Inc. of record in Book 4484, page 203, Register's Office for Davidson County, Tennessee, dated February 27, 1971 and recorded on March 05, 1971.

The said Frank Jones having since died on July 23, 2011 with his interest in the property passing to Vera L. Jones as surviving tenant by the entirety.

Being the same property conveyed to Frank Wayne Jones, a single person by Quitclaim deed from Vera L. Jones and Frank Jones, a married couple of record in Instrument No. 20220729-0086648 Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on July 29, 2022.

Being the same property conveyed to 1st Choice Partners, LLC a Tennessee Limited Liability Company and FTN Investments, LLC a Tennessee Limited Liability Company by Warranty deed from Frank Wayne Jones, a single person of record in Instrument No. 20221208-0127972 Register's Office for Davidson County, Tennessee, dated December 05, 2022 and recorded on December 08, 2022.

Vera L. Jones is executing this Quitclaim Deed in order to convey any and all interest she may have inadvertantly retained by virtue of various errors in the aforementioned Quitclaim Deed of record in Instrument No. 20220729-0086648 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **616 Baldwin Ct, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 8 day of March, 2023.

Vera L. Jones
Vera L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vera L. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212