Karen Johnson Davidson County
Batch# 1012515 DEEDQC
06/08/2023 09:46:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230608-0043564

QUITCLAIM DEED

FROM: Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015

This instrument was prepared by:
Thomas B. Hall, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable-Living Trust uad 03/10/2015 6207 River Oaks Court Brentwood, TN 37027	Same	071 12 0 093.00 071 12 0 094.00 071 12 0 095.00 071 12 0 096.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 11 day of May, 2022.

Notary Public

My Commission Expires: 9/7/24

MIKA WESTMORELAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015**, (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right,

title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The purpose of this conveyance is to establish a single, consolidated tax parcel.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of May, 2023.

GRANTOR:

Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015

Jason Eddie Jarrett

Lindi Holmes Jarrett

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Mika Westmoreland, a Notary Public of said County and State, personally appeared Jason and Lindi Jarrett the trustees of **Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 11 day of May, 2023.

Notary Public

My Commission Expires: 9/7/26

MIKA WESTMORELAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Parcel One 071 12 0 093.00

Land in Davidson County, State of Tennessee, described as: Being part of the easterly 45 feet of Lot No. 27 on the map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for said County. Said part of the easterly 45 feet of Lot 27 fronts 45 feet on the northerly side of Cherokee Avenue and extends back between lots Nos. 27 and 29, 150 feet to a dead line on which it measures 45 feet. Also, being a part of Lot No. 27 in the Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, a plan of which subdivision is of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee. Beginning at a point, the northeasterly corner of said Lot no. 27, thence southerly with the easterly line of said Lot No. 27, 164.1 feet to a point in the easterly line, the northerly corner of the lot conveyed to James Whited and wife, Earlene Whited by deed from Walter B. Williams and wife, Margin L. Williams, of record in Book 2927, Page 461, said Register's Office; thence westerly with the rear line of said lot conveyed to the said James Whited and wife, 50 feet to a point; thence northerly and parallel to the easterly line of said Lot. No. 27; 161 feet, more or less, to a point in the rear line of the said Lot No. 27; thence with the rear line of said Lot No. 27, in an easterly direction 51.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015 by Quitclaim Deed from Jason Eddie Jarrett and wife, Lindi Holmes Jarrett, of record in Instrument No. 20150424-0036992 Register's Office for Davidson County, Tennessee, recorded on April 24, 2015.

Parcel Two 071 12 0 094.00

Land in Davidson County, Tennessee, being the west one-half of Lot No. 29 on the Map of Walnut Grove, of record in Book 322, Page 34, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 29 fronts 50 feet on the northerly side of Cherokee Avenue and runs back between lines 314.1 feet on the westerly line and 317.2 feet, more or less, on the easterly line to a dead line in the rear on which it measures 50 feet.

Being a portion of the same property conveyed to Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015 by Quitclaim Deed from Jarrett Builders, Inc., of record in Instrument No. 20180924-0094375 Register's Office for Davidson County, Tennessee, recorded on September 24, 2018.

Parcel Three 071 12 0 095.00

Land in Davidson County, Tennessee, being the east one-half of Lot No. 29 on the Map of Walnut Grove Subdivision, as of record in Book 332, Page 34, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Cherokee Avenue, and runs back between lines, 320 feet on the easterly line and 317.2 feet more or less on the westerly line to a dead line in the rear on which it measures 50 feet.

Being a portion of the same property conveyed to Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015 by Quitclaim Deed from Jarrett Builders, Inc., of record in Instrument No. 20180924-0094375 Register's Office for Davidson County, Tennessee, recorded on September 24, 2018.

Parcel Four 071 12 0 096.00

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 31 on the plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract, as shown on plat of record in Book 332, Page 34, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees under the Jarrett Family Revocable Living Trust uad 03/10/2015 by Warranty Deed from Samey Ashari, of record in Instrument No. 20181002-0097536 Register's Office for Davidson County, Tennessee, recorded on October 2, 2018.

ALL OF THE ABOVE COMBINED PARCELS ALSO BEING DESCRIBED AS FOLLOWS:

Being a certain portion or tract of land lying in the 5th Council District of Davidson County, Tennessee. Bounded on the North and East by the O.I.C. High View Cottages parcel ID 072050N90000C0, Instrument # 20201216-0148666. On the South by Cherokee Avenue and on the West by the Michael Craddock JR. property, Parcel ID 07112009200, Instrument # 201490917-0085487. being more particularly described as follows:

Beginning at an iron rod found on the North Right of Way of Cherokee Avenue, Said point being the Southwest corner of the hereon described property and the Southeast corner of the Craddock property. Thence; along the East line of the Craddock property the following three (3) calls: N 07°-44'-41" E a total distance of 155.80' to an iron rod found. Thence; N 80°-48'-01" W a total distance of 5.00' to an iron rod found. Thence; N 08°-08'-03" E a total distance of 161.37' to an iron rod found. Said point being the Northwest corner of said property and the Northeast corner of the Craddock property. Said point also being on the South line of the O.I.C. High View Cottages property. Thence; along the South and West lines of the O.I.C. High View Cottages property the following two (2) calls: S 82°-54'-44" E a total distance of 199.49' to an iron rod found. Said point being the Northeast corner of said property. Thence; S 08°-07'-20" W a total distance of 320.90' to an iron rod found. Said point being the Southeast corner of said property and the Southwest corner of the O.I.C. High View Cottages property. Said point also being on the North Right of Way of Cherokee Avenue. Thence; along the North Right of Way of Cherokee Avenue N 81°-52'-40" W a total distance of 193.43' To the point of beginning.

Containing 62,781.5 Square Feet 1.44 Acres more or less.

Being the same properties conveyed to Jarrett Family Revocable Living Trust Parcel ID 07112009300 Instrument # 20150424-0036992, Parcel ID 07112009400 Instrument # 20180924-0094375, Parcel ID 07112009500 Instrument # 20180924-0094375, and Parcel ID 07112009600 Instrument # 20181002-0097536. as recorded in the Registers office of Davidson County Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Nicole J. Curley, hereby make oath that I am 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 **May 11,** 2023 (date of document).

Nicole J. Curley

June 8, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicole J. Curley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, on this **8th** day of **June**, 2023.

Notary Public

My Commission Expires: 10/2/2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023