Karen Johnson Davidson County
Batch# 1013785 DEEDQC
06/12/2023 08 31 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230612-0044187

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whic transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 8th day of June, 2023* *Notary Public* *My commission expires: 6/9/24*

This instrument was prepared upon information furnished by the parties, and no independent title search has been made.

BRITTNEY R MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner: The Jensen Family Living Trust Nels B. Jensen and Joan Elizabeth Jensen, Trustees 912 Sherbrooke Cove Nashville, TN 37211	
Send Tax Bills To: Same	
Street Address of Subject Property: 912 Sherbrooke Cove Nashville, TN 37211	**Map and Parcel**: 180-04-0A-084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NELS B. JENSEN AND JOAN E. JENSEN, HUSBAND AND WIFE,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE JENSEN FAMILY LIVING TRUST, NELS B. JENSEN AND JOAN ELIZABETH JENSEN, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "**GRANTEES,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Revision One, of Section Three, Highland Creek of record as Instrument No. 20030716-0099524, 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 Nels B. Jensen and Joan E. Jensen, husband and wife, from Caitlin C. Baggett f/k/a Caitlin C. Chavis, joined by her husband, James Ryan Baggett, by Deed dated September 14, 2020, Instrument Number 20200917-0106794, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 8th day of June, 2023.

NELS B. JENSEN

JOAN E. JENSEN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **NELS B. JENSEN AND JOAN E. JENSEN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC