QUITCLAIM DEED

STATE OF TN COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Taketia Morgan
Affiant

Subscribed and sworn to me on June 11, 2023.

NOTARY PUBLIC

My Commission Expires: 12/22/25

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1015296 DEEDQC
06/14/2023 03:20:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230614-0045481

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cherree Jenkins and Ashley Jenkins 3785 Lunn Drive Nashville, TN 37218	Same as new owner	058 15 0 192.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that TYREE JENKINS, JR. also known as TYRIE JENKINS, JR., hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto CHERREE JENKINS and ASHLEY JENKINS, as tenants in common, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Royal Hills Section I as of record in Book 4675, page 73 Register's Office for Davidson County Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vickie Elaine Jenkins and Martha Lee Jenkins from Martha Lee Jenkins by Quitclaim Deed dated September 12, 2019, and recorded September 30, 2019, of record in Instrument No. 20190930-0099221, Register's Office for Davidson County. Martha Lee Jenkins has since died and left a Last Will & Testament of record in Instrument No. 20221102-0118333, Register's Office for Davidson County. In Article III, Section A.1(b) of the Last Will & Testament, Martha Lee Jenkins bequeathed the property as follows, "If one or more (but not all) of Vickie Elaine Jenkins McElroy, Santa Dell Jenkins, Tyree Jenkins, Jr., or Benjamin Thorne does not survive me then I direct that my interest in the real property located at 3785 Lunn Drive, Nashville, Tennessee 37218 including the property appurtenant thereto be divided into equal shares and distributed to the survivors of Vickie Elaine Jenkins McElroy, Santa Dell Jenkins, Tyree Jenkins, Jr., and Benjamin Thorne". Benjamin Thorne and Santa Dell Jenkins predeceased Martha Lee Jenkins.

TAKETIA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-22-2025

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3785 Lunn Drive, Nashville, TN 37218.

WITNESS my hand on June 11, 2023.

Cherree Jenkins, Attorney-in-Fact for
Tyree Jenkins, Jr. aka Tyrie Jenkins, Jr.

STATE OF Tennessee

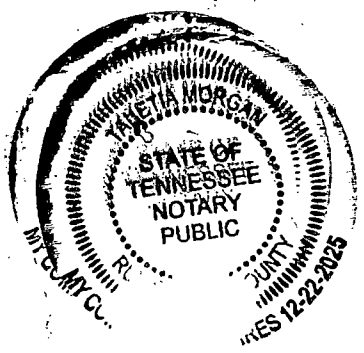
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cherree Jenkins**, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Tyree Jenkins, Jr. aka Tyrie Jenkins, Jr., and is authorized by Tyree Jenkins, Jr. aka Tyrie Jenkins, Jr. to execute this instrument on behalf of Tyree Jenkins, Jr., aka Tyrie Jenkins, Jr.

Witness my hand and official seal on June 11, 2023.

NOTARY PUBLIC

My Commission Expires: 12/22/25



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

, Affiant

Subscribed and sworn before me this the

14 **Day of** June **, 20**23**.**

Brandi Lee **, Deputy Register**