THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND THE CURRENT DEED OF RECORD AT TIME OF PREPARATION. NO TITLE SEARCH WAS PERFORMED, AND PREPARER MAKES NO WARRANTIES AS TO STATUS OF TITLE AT TIME OF PREPARATION.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Jennifer Singleton Jackson	Same as Owner	072 09 0 412.00
1610 Carolyn Ave.		
Nashville, TN 37216		

THIS INSTRUMENT PREPARED BY:

JOSEPH Y. LONGMIRE
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 824-3761 Ext. 202

Karen Johnson Davidson County
Batch# 1038117 DEEDQC
08/14/2023 02 40 25 PM 2 pgs
Fees $12 00 Taxes $0 00

20230814-0063151

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $-0- marriage dissolution.

Jennifer S. Jackson
Affiant

SUBSCRIBED and sworn to before me on this the 8th day of August, 2023.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sharon Ferris Dannemueller
NOTARY PUBLIC

My Commission expires: 3/25/2026

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **JAMES SCOTT JACKSON,** hereby convey to **JENNIFER SINGLETON JACKSON,** all my interest in and to the following land, to wit:

LAND in Davidson County, TN and described as follows:

BEING a portion of Lot No. 35 on the map of Irvington, a plat of which is of record in Book 843, Page 60, Register's Office for Davidson County, TN.

Said Lot fronts 60 feet on Carolyn Street and runs back between parallel lines in direction of 150 feet on each line to a dead line in the rear.

BEING the same property conveyed to JENNIFER SINGLETON JACKSON and JAMES SCOTT JACKSON, wife and husband, by Quitclaim Deed dated March 8, 2018, and executed by JENNIFER SINGLETON JACKSON and recorded as Instrument No. 20190312-0022269, Registers' Office for Davidson County, TN.

This is improved property known as 1010 Carolyn Avenue, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 2nd day of August, 2023.

JAMES SCOTT JACKSON

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES SCOTT JACKSON, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 2nd day of August 2023.

SHANIA PERRIS-DANNENMUELLER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 3/25/2026