QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1051697 DEEDQC
09/19/2023 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PURSUANT TO TENN. CODE ANN. §67-4-409, THE CONSIDERATION FOR THIS CONVEYANCE IS $0.00, AS THIS QUITCLAIM DEED IS AN ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES PURSUANT TO A MARITAL DISSOLUTION AGREEMENT AND FINAL DECREE OF DIVORCE IN THE MATTER JASON BENION JENKINS VS. MATTHEW SCOTT NIEHOFF, FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 22D1003.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF ~~JULY~~ September, 2023

Notary Public

MY COMMISSION EXPIRES: June 01, 2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Ave, Suite F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jason Jenkins	**NEW OWNER**	**83-13-274.00**
1403 Russell St **Nashville, TN 37206**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and No Cents ($0.00), this conveyance being an adjustment of property rights between divorcing parties, pursuant to Tenn. Code Ann. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged on this the 18th day of September, 2023, the undersigned, **MATTHEW NIEHOFF and JASON JENKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor, does hereby assign, transfer, convey and quitclaim unto **JASON JENKINS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1403 RUSSELL STREET, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 of Block "E" on the map of the Subdivision of Lindsley Home Place, as of record in Book 2, Page 92, Chancery Court at Nashville. Said Lot No. 43 Fronts 50 Feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jason Jenkins and Matthew Niehoff, joint tenants with right of survivorship, by Warranty Deed from Stephen Mark Dubose and Rebecca Reid Fewell, joint tenants, dated the 17th day of May 2011, and filed on the 20th day of May 2011, of record as Instrument Number 20110520-0038848, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1403 Russell St, Nashville, TN 37206.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of September, 2023.

GRANTOR: MATTHEW NIEHOFF

GRANTOR: JASON JENKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MATTHEW NIEHOFF** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of September, 2023.

Kari Pitts
Notary Public

6-28-25
My Commission Expires

KARI PITTS STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JASON JENKINS** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of September, 2023.

Quiana L. Jimerson
Notary Public

July 07, 2027
My Commission Expires

QUIANA L JIMERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or 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 **September 19, 2023**.

Affiant Signature

9/19/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **19th** day of **September**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY