Karen Johnson Davidson County
Batch# 1070242 DEEDQC
11/13/2023 10:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20231113-0087963

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
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Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 23rd **day of** October **, 2023.**

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.
Jeanerette Holdings, et al. 1229 Vintage Place Nashville, Tennessee 37215	-SAME-	119 02 0 010.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, hereinafter called the Grantors, hereby release, remise and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated

herein by reference to Jeanerette Holdings, a Tennessee general partnership, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 23rd day of October, 2023.

William Matthew Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Matthew Akers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2023.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

Thomas Clark Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Clark Akers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2023.

My Commission Expires: _____

Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Kelly Akers Linton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Akers Linton, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2023.

My Commission Expires:



Lindsay Hamada
Notary Public

Andree LeJeune Akers LeQuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andree LeJeune Akers LeQuire, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of November, 2023.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Description

An undivided one-half (1/2) tenant-in-common interest in land lying in Davidson County, Tennessee, more particularly described as follows:

Part of Lot numbered 5 in the plan of Oglesby, 59 x 50, Field Book Number 6DA 9965.

Being the same property conveyed to William B. Akers and J. Clark Akers III, pursuant to that certain Final Decree Confirming Sale entered March 20, 1974, of record in Book 4801, page 348, Register's Office for Davidson, Tennessee.

Also being the same property conveyed to William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, Trustees of The William B. Akers Living Trust dated September 3, 2010, by deed from William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, Executors of the Estate of William B. Akers, deceased, of record as Instrument No. 20231108-0087347, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, Trustees of the William B. Akers Bypass Trust, by deed from William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, Trustees of The William B. Akers Living Trust dated September 3, 2010, of record as Instrument No. 20231108-0087455, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, as equal tenants in common, by deed from William Matthew Akers, Thomas Clark Akers, Kelly Akers Linton and Andree LeJeune Akers LeQuire, Trustees of the William B. Akers Bypass Trust, of record as Instrument No. 20231109-0087726, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Oglesby Avenue, Nashville, Tennessee 37210.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 October 23, 2023.

November 10, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of November, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

