(2)

Karen Johnson Davidson County
Batch# 1071759 DEEDQC
11/14/2023 01:54:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231114-0088783

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

AMBER J. BYRAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. NOV. 01, 2026

Notary Public: _____

My Commission Expires: 11/01/26

ADDRESS OF NEW OWNER:
E. Paul Jones
1147 Ardee Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP/PARCEL:
061-15-0-085.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA J. TRUE A/K/A BARBARA F. JONES-TRUE,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **E. PAUL JONES**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Being Lot No. 22 of Block "C" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly side of Ardee Avenue and runs back 241.4 feet on the easterly line and 238.9 feet on the westerly line to a dead line measuring 50 feet.

Being the same property conveyed to Barbara J. True by Quitclaim Deed from E. Paul Jones, reserving a life estate, of record in Instrument No. 20170330-0030878, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1147 Ardee Avenue, Nashville, TN 37216.

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

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

IN WITNESS WHEREOF, this document was executed this the 13 day of November, 2023.

Barbara J. True by Randall Carl Haynes Jr Attorney in Fact

BARBARA J. TRUE
BY: RANDALL CARL HAYNES, JR.,
HER ATTORNEY-IN-FACT

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Randall Carl Haynes, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Barbara J. True, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Barbara J. True, the within named bargainor by the said Randall Carl Haynes, Jr. as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 13 day of November, 2023.

Amber J Byram
Notary Public

My Commission Expires: 11/01/26

AMBER J. BYRAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. NOV. 01, 2026