Karen Johnson
Batch # 1084856
12/21/2023 11:46:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231221-0098472

Prepared By: Charlton Guffey
Attorney at Law
506 N. Main Street
P.O. Box 904
Jamestown, TN 38556

QUITCLAIM DEED

For good and valuable consideration received, We, **PATRICIA E. JONES, and husband, TONY RAY JONES** convey unto, **TONY R. JONES and PATRICIA E. JONES, Co-Trustees of the Tony and Patricia Jones Revocable Living Trust, dated ~~October~~ DECEMBER 01, 2023, and any amendments thereto** the following described real estate:

Situated, lying and being in the TENTH Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being a part of the lands of Manson H. Allen, deceased, plan of which is of record in Book 142, Page 24, Register's office for said county, also being a part of a tract adjoining the same in the partition of the lands of William H. Allen, of record in Book 168, Page 503, said Register's Office, and being known as Tract No. 3 on an unrecorded map of said property made by E.R. Southgate, surveyor, and described as follows:

BEGINNING at a point in the center line of Hunter's Lane, west of Dickerson Pike, said point being the corner of tracts 2 and 3 on said survey, and being also 444.5 feet from the center line of a culvert under Hunter's Lane, which culvert is in the center line of a creek at the southwest corner of Tract 1; Thence with the center line of Hunter's Lane South 85 degrees East 250 feet to a point; Thence North 4 degrees 15' East 1185 feet to a stake in a fence line; Thence with said fence line Westerly 250 feet to a stake at the corner of Tracts 2 and 3; Thence with the line of said tract South 4 degrees 15' West 1170 feet more or less to the Beginning.

Included in the above survey but specifically excluded from this conveyance is the following described property:

A Tract of land more particularly described according to a survey by C.E. Greek, Tennessee License 1482, January, 1969, as follows:

Beginning at a point, this point being an iron pin which is 20 feet North of the Centerline of Hunters Lane and 444.5 feet East if the center of a drainage culvert under Hunters Lane, this culvert being 1.3 miles West of Dickerson Road on Hunters Lane; Thence North 4 degrees 15' East, 1138.1 feet, bounded by the John Hayes Property, to an iron pin in a fence row; Thence South 86 degrees 15' East, 250.0 feet along a fence bounding the R.E. Vann Property to an iron pin and fence corner; Thence in a Southerly direction 407.5 feet along the fence bounding the R.S. Jackson property to an iron pin; Thence North 84 degrees 15' West, 208.4 feet bounded by the Floyd T. Lee property to an iron pin; Thence South 4 degrees 15' West, 745.0 feet along the Floyd T. Lee Property to an iron pin on the Northern row line of Hunters lane; Thence in a Westerly direction 50 feet along the Northern row line of Hunters lane to an iron pin, this being the point of Beginning.

Being the same property conveyed to Eula W. Hewitt, unmarried, by deed from Jarrett H. Bieker, unmarried, of the Record by Instrument No. 20050519-0056774, in the Register's Office, Davidson County, Tennessee.

Previous and last conveyance being a Warranty Deed from Eula W. Hewitt, unmarried, unto Patricia E. Jones, and husband, Tony Ray Jones, recorded March 19, 2015, Instrument No. 20150319-0023715, in the Register's Office for Davidson County, Tennessee.

Map 032, Parcel 0.45

No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.

This 01 **day of** ~~October~~ DECEMBER **2023.**

x _____
Tony R. Jones

x _____
Patricia E. Jones

STATE OF TENNESSEE
COUNTY OF PUTNAM

Before me, the undersigned Notary Public, this day personally appeared **Tony R. Jones and Patricia E. Jones,** the bargainor, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this 01 day of ~~October~~ DECEMBER, 2023.

x _____ x _____

_____
NOTARY PUBLIC

ALLEN MCCROSKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/26

STATE OF TENNESSEE
COUNTY OF PUTNAM

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

x _____ / x _____
AFFIANT

Sworn to and subscribed before me on this the 01 day of ~~October~~ DECEMBER, 2023.

x _____ x _____

_____
NOTARY PUBLIC

ALLEN MCCROSKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/7/26

NAME AND ADDRESS OF PROPERTY OWNER:

Tony R. Jones and Patricia E. Jones, Co-Trustees
Tony and Patricia Jones Revocable Living Trust
1500 Hunters Lane
Nashville, TN 37207

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS OWNER