Karen Johnson Davidson County
Batch# 1089333 DEEDQC
01/08/2024 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240108-0001513

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 5, 2024.

Notary Public

My Commission Expires: 5/3/27

New Owner Address:
John Edward Jennings III and
Catherine Mary Jennings, Co-Trustees
807 Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 0 403.00

Catherine Mary Jennings and John Edward Jennings III, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Edward Jennings III and Catherine Mary Jennings, Co-Trustees of The Jennings Family Trust, dated January 5, 2024** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, January 5, 2024.

Catherine Mary Jennings

John Edward Jennings III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catherine Mary Jennings** and **John Edward Jennings III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 5, 2024.

Notary Public

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/27

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bransford Realty Co's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Catherine Mary Jennings and John Edward Jennings III, wife and husband, from Catherine Mary Jennings by Quitclaim Deed of record in Instrument No. 20220822-0094831, Register's Office of Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 807 Montrose Avenue, Nashville, TN 37204.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 January 5, 2024.

Affiant Signature

Date: January 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 8, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026