THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
John Brandon Jackson, Trustee 8440 Russell Road Nashville, TN 37221	Same	155 00 0 165.00

Quitclaim Deed to Trustee

Grantor: Roberta Jackson, a widow
Grantee: John Brandon Jackson, Trustee of the Irrevocable Trust of Roberta Jackson, dated January 8, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 9th Civil District of Davidson County, Tennessee, being a part of a tract belonging to Robert L. Johnson, et ux, as of record in Book 3910, page 230, Records Office, Davidson County, Tennessee.

BEGINNING at a point in the north right of way line of Russell Road, this point being 1393 feet west of McCrory Lane and being in a curve with a radius of 598.69 feet; thence along the curve in a westerly direction 136.19 feet to a point at the end of curve; thence south 62° 06' west 119.81 feet to a point, the beginning of another curve with a radius of 555.23 feet; thence along the curve in a westerly direction 243.72 feet to the end of curve; thence south 87° 16' west 382.67 feet to a point; thence north 4° 30' east 110.40 feet; thence south 85° 27' east 202.60 feet to a point; thence north 87° 36' east 258.30 feet to a point; thence north 5° 30' east 312.50 feet; thence south 88° 59' east 368.62 feet; thence south 3° 00' west 205.50 feet to a point, this being the point of beginning, and containing 4.42 acres.

Being the same property conveyed to Geary W. Jackson and wife Roberta S. Jackson, by deed from James R. Armstrong and wife, Peggi Armstrong, of record in Book 5230, Page 33, Register's Office for Davidson County, Tennessee.

Geary W. Jackson and Roberta Jackson were married in Kentucky on August 21, 1965. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Geary W. Jackson in Nashville, TN on September 24, 2023; and Roberta Jackson conveys as surviving tenant by the entirety.

Roberta Jackson and Roberta S. Jackson is one and the same person.

This is improved property, known as: 8440 Russell Road, Nashville, TN 37221.

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

Roberta Jackson, Grantor

Karen Johnson Davidson County
Batch# 1090044 DEEDQC
01/09/2024 04:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240109-0001970

State of Tennessee
County of Davidson

On January 8, 2024, personally appeared before me, Roberta Jackson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

John Brandon Jackson
John Brandon Jackson, Trustee
Grantee

Sworn to and subscribed before me on 1/8/2024.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 8, 2024.

Sarah Marlett
Signature
1/8/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on January 8, 2024.

Mary K Clifton
Notary's Signature
My Commission Expires: 8/19/26

MARY K CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
August 19, 2026