Karen Johnson
Batch # 1093940
01/25/2024 09:49:07 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240125-0005018

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE -OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 22nd day of January, 2024* *Notary Public* *My commission expires: 6/9/24* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
The Albert and Carolyn Jones Family Trust
Albert Jones and Jewell Jones Mason, Trustees
PO Box 282
Hermitage, TN 37076

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
1061 Tulip Grove Rd Hermitage, TN 37076	086 00 0 245.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALBERT JONES AND CAROLYN G. JONES, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE ALBERT AND CAROLYN JONES FAMILY TRUST, ALBERT JONES AND JEWELL JONES MASON, TRUSTEES,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, fronting on Tulip Grove Road, and being Lot No. 1 as shown on the plan of subdivision of said land recorded in Minute Book 4, pages 502-503, of the Chancery court of Davidson County, Part III, to which reference is made. Reference is made also to the final decree in Minute Book 4, page 497, of said court.

Included in the above description but excluded from this conveyance is the following:

Land situated in the 12th Councilmanic District, Davidson County, City of Nashville, Tennessee, being a part of parcel 08600024500 and being more particularly described as follows:

Commencing at an iron rod (new) (being 5.3' from an iron rod old) lying in the easterly margin of Tulip Grove Road (60' R.O.W. PB 7900, PG 642, R.O,D.C.), being the northwesterly corner of Zelma C. Ewing of record in deed book 6186, page 38, R.O.D.C. and being the southeasterly corner of the hereon described tract,

Thence, along the northerly line of Zelma C. Ewing of record in deed book 6186, page 38, R.O.D.C. South 76°56'51" East, a distance of 436.81 feet to the Point of Beginning;

Thence, along a line across said parcel North 10°24'36" East, a distance of 185.32 feet to a point lying on the southerly line of Schell Brothers Nashville, LLC of record in instrument 20220805-0089497, R.O.D.C,

Thence, with the southerly line of said Schell Brothers Nashville, LLC property South 82°37'24" East, a distance of 1199.41 feet to an iron rod (old);

Thence, with the westerly line of Farmingham Woods, Phase III of record in Plat Book 7900, Page 554, R.O.D.C. South 07°30'00" West, a distance of 305.17 feet (passing a concrete monument) to an iron rod (old);

Thence, with the northerly line of Zelma C. Ewing of record in Deed Book 6186, Page 38, R.O.D.C. North 76°56'51" West, a distance of 1214.51 feet to The Point of Beginning,

Containing an area of 295,426.20 Square Feet or 6.78 Acres, more or less.

Being a portion of the same property conveyed to Albert Jones and Carolyn G. Jones, husband and wife, from Clarence W. Ewin, Louis W. Ewin, and Sadie Ewin Parker, by Deed dated May 13, 1978, Book 5285, Page 582, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 22nd day of January, 2024.

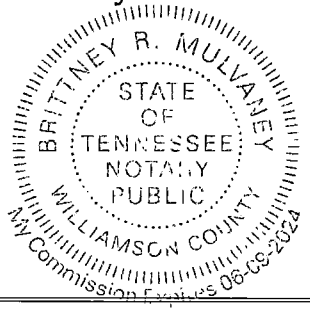
ALBERT JONES

CAROLYN G. JONES

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ALBERT JONES AND CAROLYN G. JONES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC