**This Document Prepared By:**
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1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Jacobs Family Trust
Dated January 25, 2024 is a revocable
living trust

**After Recording, Return and**
**Mail Tax Statements To:**
Rebekah Tompkins Jacobs, as Trustee
Mailing address 117 Venlee Dr.
Hendersonville, Tennessee 37075

Karen Johnson Davidson County
Batch# 1094162 DEEDQC
01/25/2024 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005231

# QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, REBEKAH TOMPKINS JACOBS also known as REBEKAH TOMPKINS, a married woman, who acquired titled as unmarried,the GRANTOR,

Whose mailing address is 117 Venlee Dr. Hendersonville, TN 37075;

hereby conveys her interest and quitclaim to

REBEKAH TOMPKINS JACOBS, as Trustee of the JACOBS FAMILY TRUST, U/A dated: January 25, 2024, the GRANTEE,

Whose mailing address is117 Venlee Dr. Hendersonville, TN 37075;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 10, as Shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and joinder to Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property.
Being the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee,
Being the same property conveyed to HR Properties of Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation, of record in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed dated 8/8/2019 from 670 James Avenue, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180809-0078227 Register's Office for Davidson County, Tennessee. Filed 8/9/2018.

More commonly known as:700 James Avenue Unit 10, Nashville, TN 37209.

Assessor's Parcel Number: 091050W02100.CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: January 25, 2024

Rebekah T Jacobs

REBEKAH TOMPKINS JACOBS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, REBEKAH TOMPKINS JACOBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 25TH day of January, 2024.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 19, 2025

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

The Life and Legacy Law Center PLLC

1529 Hunt Club Blvd #100
Gallatin, TN 37066

TRUE COPY CERTIFICATE

I, Allen Christie, 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 25th, 2024.

Affiant Signature

1/25/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of January 2024.

Rachel Christie

Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025