This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane Bone McAllester
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1099888 DEEDQC
02/09/2024 02:43:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20240209-0009330

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tiffany Chere Harris & David Eston Jones **1805 7th Ave North** **Nashville, TN 37208**	**081-08-0-193.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PATRICIA A. JONES, holding a one-half (1/2) undivided tenant in common interest in the Property, as hereinafter defined, ROSALIND JONES, holding a one-sixth (1/6) undivided tenant in common interest in the Property, as hereinafter defined, THEA JONES BROWN, holding a one-ninth (1/9) undivided tenant in common interest in the Property, as hereinafter defined, CYNTHIA MICHELLE JONES, holding a one-ninth (1/9) undivided tenant in common interest in the Property, as hereinafter defined, and DAVID ESTON JONES, holding a one-ninth (1/9) undivided tenant in common interest in the Property, as hereinafter defined** (collectively "Grantors"), do hereby transfer, release, relinquish, quitclaim and convey unto **TIFFANY CHERE HARRIS and DAVID ESTON JONES** ("Grantees"), as tenants in common, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

LAND in the First Ward of the City of Nashville, Davidson County, Tennessee, being the northerly 30 feet of Lot No. 412, and the southerly 10 feet of Lot no. 414 of the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for the said County.

SAID parts of Lot Nos. 412 and 414 front together 40 feet on the westerly side of 7th Avenue North, formerly Vine Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charles Jones and Austin J. Jones, by deed from Gladys Hicks, of record as Instrument No. 20060914-0113928, Register's Office for Davidson County, Tennessee. Charles Jones now deceased with his one-half (1/2) undivided tenant in common interest in the Property passing to his heirs-at-law Rosalind Jones, Thea Jones Brown, Cynthia Michelle Jones, and David

Eston Jones, as evidenced by Affidavit of Heirship of record as Instrument No. 20230921-0074384, Register's Office for Davidson County, Tennessee. Austin J. Jones now deceased with his one-half (1/2) undivided tenant in common interest in the Property passing to his sole heir-at-law Patricia A. Jones as evidenced by Affidavit of Heirship of record as Instrument No. 20230921-0074385, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1805 7th Avenue North, Nashville, TN 37208.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantors have caused this instrument to be dated and effective this 9th day of November, 2023.

GRANTORS:

Patricia A. Jones

PATRICIA A. JONES

STATE OF Tennessee)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PATRICIA A. JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November, 2023.

Ashley McDonald
Notary Public

My Commission Expires: 3-3-2025

ASHLEY MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

GRANTORS:

Rosalind Jones

ROSALIND JONES

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **ROSALIND JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of December, 2023.

PATRICIA ANN TOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary Public

My Commission Expires: July 9 2024

GRANTORS:

THEA JONES BROWN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **THEA JONES BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of December, 2023.

PATRICIA ANN JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 29, 2027

Notary Public

My Commission Expires: July 29, 2027

GRANTORS:

CYNTHIA MICHELLE JONES

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **CYNTHIA MICHELLE JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of December 2023.

Notary Public

My Commission Expires: July 9 2024

PATRICIA A. NUNNERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

GRANTORS:

David Eston Jones
DAVID ESTON JONES

STATE OF Tennessee)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **DAVID ESTON JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of December, 2023.

Patricia Ann Jones
Notary Public

My Commission Expires: July 9 2024

PATRICIA ANN JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer of the Property is $0.

Patricia T. Jones
Affiant

Subscribed and sworn to before me,
this 9th day of November, 2023.

Ashley McDonald
NOTARY PUBLIC

My Commission Expires: 3-3-2025

ASHLEY MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 November 9, 2023 (date of document).

Affiant Signature

12-18-23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of December, 2023

Notary's Signature

My Commission Expires: 11-2-2026

