Karen Johnson Davidson County
Batch# 1101030 DEEDQC
02/14/2024 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240214-0010265

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Sandra Ann Jones, Trustee, Affiant

Subscribed and sworn to before me, this 9th day of February, 2024.

Notary Public
My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Sandra Ann Jones and/or Suzannah Bowles Pogue, Trustees 2401 Abbott Martin Road Nashville, TN 37215	SAME	117-13-0-101.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Ann Jones and wife, Suzannah Bowles Pogue**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sandra Ann Jones and/or Suzannah Bowles Pogue, Trustees of the Jones-Pogue Family Trust, established by the Revocable Trust Agreement of Sandra Ann Jones and Suzannah Bowles Pogue dated February 9, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 9th day of February, 2024.

Sandra Ann Jones

Suzannah Bowles Pogue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Ann Jones and Suzannah Bowles Pogue, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 2024.

My Commission Expires: _____

ALICE M. SHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plan of Resubdivision of Lot 23, Abbott Martin Estates – Sec. II of record in Plat Book 6900. Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzannah Bowles Pogue and spouse, Sandra Ann Jones, by deed from Suzannah Bowles Pogue, married, and Sandra Ann Jones, married, of record as Instrument No. 20200909-0102528 Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 Abbott Martin Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 2/9/24.

2/14/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

