Karen Johnson Davidson County
Batch# 1104935 DEEDQC
02/27/2024 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240227-0013196

QUITCLAIM DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CASE BENJAMIN JUMPER	**CASE BENJAMIN JUMPER**	
(NAME) 4722 Lickton Pike	(NAME) **4722 Lickton Pike**	Part of 031-00-0-029.00
(ADDRESS) Nashville, TN 37189	(ADDRESS) **Nashville, TN 37189**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **S. BEN JUMPER AND KATIE H. JUMPER,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CASE BENJAMIN JUMPER, SINGLE MAN,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING A PARCEL OF LAND LOCATED IN THE 1ST COUNCIL DISTRICT OF WHITES CREEK, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE BEN S. AND KATIE H. JUMPER PROPERTY (INST. NO. 20171012-0104662), AND BEING LOCATED APPROXIMATELY 3000 FEET NORTHEAST OF THE INTERSECTION OF OLD HICKORY BLVD., AND LICKTON PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) IN THE WESTERLY RIGHT-OF-WAY OF LICKTON PIKE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 80 DEGREES 56 MINUTES 47 SECONDS WEST, 239.28 FEET TO AN IRON PIN (SET); THENCE, NORTH 81 DEGREES 02 MINUTES 44 SECONDS WEST, 370.00 FEET TO AN IRON PIN (SET); THENCE, NORTH 64 DEGREES 02 MINUTES 44 SECONDS WEST, 289.00 FEET TO A STONE (FOUND); THENCE, NORTH 55 DEGREES 47 MINUTES 44 SECONDS WEST, 48.10 FEET TO AN IRON PIN (SET); THENCE, NORTH 11 DEGREES 25 MINUTES 19 SECONDS EAST, 165.61 FEET TO AN IRON PIN (SET); THENCE, SOUTH 78 DEGREES 34 MINUTES 41 SECONDS EAST, 932.83 FEET TO AN IRON PIN (SET) IN THE WESTERLY RIGHT-OF-WAY OF LICKTON PIKE; THENCE, ALONG WESTERLY RIGHT-OF-WAY OF LICKTON PIKE, SOUTH 11 DEGREES 25 MINUTES 19 SECONDS WEST, 230.93 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY JEFFREY A. LEOPARD, DATED FEBRUARY 6, 2024.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO S. BEN JUMPER AND KATIE H. JUMPER BY SUBSTITUTE TRUSTEE'S DEED FROM BROCK AND SCOTT, PLLC, AS SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20171012-0104662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 05, 2017 AND RECORDED ON OCTOBER 12, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $670,000.00.)

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM

DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 26 day of Feb 2024.

S. BEN JUMPER

KATIE H. JUMPER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, personally appeared **S. BEN JUMPER AND KATIE H. JUMPER**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of February 2024.

Notary Signature

My commission expires: 07/07/2025

CONNIE L WALLACE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Adde Dilworth, 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 **February 26, 2024**.

Date

Affiant Signature

February 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025