Karen Johnson Davidson County
Batch# 1114961 DEEDQC
03/25/2024 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240325-0020652

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 20th day of February, 2024.

Notary Public

My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald T. Jenkins, Suzanne D. Jenkins and Victoria K. Jenkins, Trustees 117 Brighton Close Nashville, Tennessee 37205	SAME	104 13 0F 117.00 CO

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, **Donald T. Jenkins and wife, Suzanne D. Jenkins**, 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 **Donald T. Jenkins, Suzanne D. Jenkins and Victoria K. Jenkins, Trustees of the Donald & Suzanne Jenkins Living Trust, established by the Revocable Trust Agreement of Donald T. Jenkins and Suzanne D. Jenkins dated February 20, 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 20th day of February, 2024.

Donald T. Jenkins

Donald T. Jenkins

Suzanne D. Jenkins

Suzanne D. Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald T. Jenkins and Suzanne D. Jenkins, 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 20th day of February, 2024.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2025

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 117 of Phase 1B, on the Revised Site Plan of Brighton Close Phase lA, lB, lD, and Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald T. Jenkins and Suzanne D. Jenkins, husband and wife, by deed from Gabriel Asbun-Luna and Ieda Boschi-Asbun, husband and wife, of record as Instrument No. 20160906-0093171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to current year's State and County taxes, which have been assumed by the Grantees; All matters appearing of record in Plat Book 7900, Page 136, said Register's Office; Boundary Plat of record in Book 6900, Page 716, said Register's Office; Restrictive Covenants of record in Book 7803, Page 458, Book 8561, Page 812, Book 8561, Page 819, Book 8561, Pages 824 & 829, Book 8561, Pages 834 & 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, and Instrument Nos. 20001003-0098148, 20141202-0110443, and 20150430-0039030, said Register's Office; and Charter of record in Book 7522, Pages 131 & 134 and Book 8446, Page 679, said Register's Office.

This is improved property known as 117 Brighton Close, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 2/20/2024.

3/25/2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

