Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1115999 DEEDQC
03/27/2024 01:41:07 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240327-0021402

ROBERT JACKSON, ET AL

TO: QUITCLAIM DEED

ARGIE MAE JACKSON-CROSBY

THIS QUITCLAIM DEED OF REALTY, executed this 26th day of March, 2024, by and between ROBERT JACKSON, CHALMERS JACKSON, III, LAWRENCE JACKSON, LARRY JACKSON, MARION JACKSON, GAREY LEE JACKSON, RAY LEE JACKSON, GREGORY BABER, JR., and VANETTA BABER ("Grantors"), and ARGIE MAE JACKSON-CROSBY, ("Grantee").

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Being Lot No. 2 on the Plan of R.D. Goodlett Subdivision, of record in Book 57, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.
>
> Being the same property conveyed to Argie Mae Jackson and Chalmers Jackson, Jr., and Mollie Pearl Jackson, by Warranty Deed from Frank S. Butler, by Dan N. Butler as the Conservator, dated January 18, 1985, and recorded January 24, 1985, of record in Book 6480, Page 294, in the Register's Office for Davidson County, Tennessee.
>
> Reference is hereby made to the Order Reforming Deed, Case No. 96-534-III, filed July 18, 1996, and recorded July 30, 1996, of record in Book 10136, Page 632, in the Register's Office for Davidson County, Tennessee.

Chalmers Jackson, Jr. died intestate November 24, 2010 survived by his spouse, Mollie Pearl Jackson, and nine adult children: Mary Baber, Robert Jackson, Chalmers Jackson, III, Lawrence Jackson, Larry Jackson, Marion Jackson, Garey Lee Jackson, Ray Lee Jackson, and Argie Mae Jackson-Crosby, sole heirs-at-law. Reference is hereby made to the Affidavit of Heirship executed January 9, 2024, and recorded January 12, 2024, of record in Instrument No. 20240112-0002604, in the Register's Office for Davidson County, Tennessee.

Mary Baber died intestate April 13, 2011, survived by two adult children: Gregory Baber, Jr. and Vanetta Baber, sole heirs-at-law. Reference is hereby made to the Affidavit of Heirship executed January 9, 2024, and recorded February 2, 2024, of record in Instrument No. 20240202-0007345, in the Register's Office for Davidson County, Tennessee.

Mollie Pearl Jackson died intestate October 26, 2017 survived by eight adult children: Robert Jackson, Chalmers Jackson, III, Lawrence Jackson, Larry Jackson, Marion Jackson, Garey Lee Jackson, Ray Lee Jackson, and Argie Mae Jackson-Crosby. The decedent was predeceased by one adult child, Mary Baber, who was survived by two adult children, Gregory Baber, Jr. and Vanetta Baber. Reference is hereby made to the Affidavit of Heirship executed January 9, 2024, and recorded February 13, 2024, of record in Instrument No. 20240213-0009878, in the Register's Office for Davidson County, Tennessee.

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

~~TO HAVE AND TO HOLD the real estate above described together with all rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, her successors and assigns, forever.~~ MJB

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ROBERT JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBERT JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

CHALMERS JACKSON, III Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHALMERS JACKSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

LAWRENCE JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LAWRENCE JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

LARRY JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LARRY JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

MARION JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARION JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

GAREY LEE JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GAREY LEE JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

RAY LEE JACKSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RAY LEE JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:

1/24/2028.

Madison Botsch
Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Gregory Baber Jr.
GREGORY BABER, JR. Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GREGORY BABER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 26th day of March, 2024.

My Commission Expires:

1/24/2028.

Madison Botsch
Notary Public

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

VANETTA BABER Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, VANETTA BABER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of February, 2024.

My Commission Expires:
1/24/2028.

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Notary Public

Property Owners Name And Mailing Address:

ARGIE MAE JACKSON-CROSBY
717 N 2nd Street
Nashville, TN 37207

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

717 N 2nd Street
Nashville, TN 37207

Map and Parcel No.:

082-07-0-228.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Argie M. Jackson Crosby
Affiant

Subscribed and sworn to before me this the 27th day of February, 2024

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028