Karen Johnson Davidson County
Batch# 1118282 DEEDQC
04/03/2024 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023471

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Gillian M Tomlinson
AFFIANT

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Subscribed and sworn to before me this 1st day of April, 2024.

Notary Public

My Commission Expires:_____

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Gillian M. Tomlinson 202 Pebble Place Smyrna, Tennessee 37167	-SAME-	129 12 0 082.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Gary S. Jameson, individually and as Trustee of the Sidney C. Jameson Living Trust dated June 6, 2018** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby releases, remises and quitclaims unto **Gillian M. Tomlinson**, all right, title and interest of the Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 my hand this the 1st day of April, 2024.

Gary S. Jameson, individually and as Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary S. Jameson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2024.

My Commission Expires: DONALD G. PESLIS II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

Notary Public

EXHIBIT A

Legal Description

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

Said Lot No. 86 fronts 101.37 feet on the easterly side of Percy Warner Boulevard, and runs back between lines, 150 feet to the westerly right of way of the L. & N. Railroad, on which is measures 98.63 feet.

Being the same property conveyed to Sidney C. Jameson and Gary S. Jameson, Trustees of the Sidney C. Jameson Living Trust dated June 6, 2018, by deed from Sidney C. Jameson, of record in instrument number 20180608-0055071, Register's Office for Davidson County, Tennessee.

Sidney C. Jameson died on February 7, 2024. Upon his death, Gary S. Jameson became sole Trustee of the Sidney C. Jameson Living Trust.

This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally applicable to Triangle Ranchland, Section 1, but subsequently made applicable to Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14 by instrument of record in Book 3577, page 511, which instrument also amends Paragraph 15, Section 8, of said restrictions, and were further amended by instrument in Book 3702, page 465 and to the easements and limitations shown on the map of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

This is improved property known as 942 Percy Warner Boulevard, 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 April 1, 2024.

April 3, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

