AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road, Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 159129

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1118371 DEEDQC
04/03/2024 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240403-0023587

Tax ID No.: 058 16 0 141.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 22 day of March, 2024, by and between **Wendy G. Jenkins Jackson, who acquired title as Wendy Jenkins Jackson, individually,** residing at 4043 Cedar Circle, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **James A. Jackson, Jr. and Wendy G. Jenkins Jackson, husband and wife, as tenants by the entirety,** residing at 4043 Cedar Circle, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4043 Cedar Circle, Nashville, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/23/2023 under Instrument Number: 20230823-0065934 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Wendy G. Jenkins Jackson, who acquired title as Wendy Jenkins Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Wendy G. Jenkins Jackson, who acquired title as Wendy Jenkins Jackson** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 22 day of March, 20 24.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

202404030023587

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Wendy G Jenkins Jackson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of March, 2024

Notary Public
My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

James A. Jackson, Jr. and Wendy G. Jenkins Jackson
4043 Cedar Circle
Nashville, TN 37218

Name and address of property owner:

James A. Jackson, Jr. and Wendy G. Jenkins Jackson
4043 Cedar Circle
Nashville, TN 37218

202404030023587

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, being Lot No. 2 Resubdivision of Lots 17 and 18 on Revised Map of Fairview Subdivision, as of record in Book 6900, page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Joe Wilburn, unmarried to Wendy Jenkins Jackson as set forth in Deed Instrument #20230823- 0065934 dated 08/13/2018, recorded 08/23/2023, DAVIDSON County, TENNESSEE.

Tax ID: 058 16 0 141.00

Property commonly known as: 4043 Cedar Circle, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 03/22/2024 (date of document).

Affiant Signature

04/03/2024
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries