This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Joetter Smith Jenkins, Trustee	SAME	MAP 150-5
361 Cedarcliff Road		PARCEL 352
Antioch, TN 37013		2D-74700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 3rd day of April 2024

SHERYL D GUINN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 7-7-2025

Affiant- Joetter Smith Jenkins, Trustee

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Joetter Smith Jenkins the grantor herein, does hereby Quitclaim and convey unto the Trustee Joetter Smith Jenkins of the Trust Of Joetter Smith Jenkins executed on November 21, 2023, the Grantee herein, their successors, heirs and assigns, all of her right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 149, Subdivision Plan for Phase I, Forest View Park, Section V of record in Plat Book 6250, page 203, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete description.

Being part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from Kate Barksdale Cain, Trustee, and John E. Cain, III of record in Book 6482, page 832, Register's Office for said County. Being part of the same property conveyed to Joetter Smith Jenkins by deed from Fox Ridge Company, a Limited Partnership Alphonse H. Davis, Vice President and Deborah P. Buford Vice President of record in Book 6968 Page 443, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6569, page 290 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is improved property known as 361 Cedarcliff Road, Antioch, TN 37013.

Karen Johnson
Batch # 1126728
04/24/2024 02:46:23 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240424-0029655

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THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Joetter Smith Jenkins hereunder set its hand and seal this 3rd day of April, 2024.

Joetter Smith Jenkins

Joetter Smith Jenkins-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Joetter Smith Jenkins** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 3rd day of April 2024.

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sheryl Guinn

Notary Public

My Commission Expires 9-7-2025