Karen Johnson Davidson County
Batch # 1127701 DEEDQC
04/26/2024 09:58:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030283

Name & Address of New Owner
Florene M. Jones
851 Dewees Avenue
Nashville, TN 37204

Map & Parcel No. Map 81-6, Parcel 215

Send Tax Bills To
Florene M. Jones
851 Dewees Avenue
Nashville, TN 37204

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on April 23, 2024, by and between **Florene M. Jones** (Grantor) and **Sherman L. Jones, Jr.** and **Donald E. McNeil** (Grantees).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, Grantees's heirs and assigns, subject to a life estate retained by Grantor, all of Grantor's right, title, and interest in and to the following described real property having an address of 2000 Salem Mason, Nashville, TN 37208:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Cumberland Garden, of record in Book 300, page 37, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 65 feet on the east side of Salem Mason Drive, and runs back 131.8 feet on the north line and 129.6 feet on the south line to a dead line in the rear, which measures 18.8 feet.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a deed recorded in Instrument No. 20140807-0070955 Register's Office of Davidson County, Tennessee on August 7, 2014.

Grantor intends by this deed to retain a life estate for Grantor.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantees acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

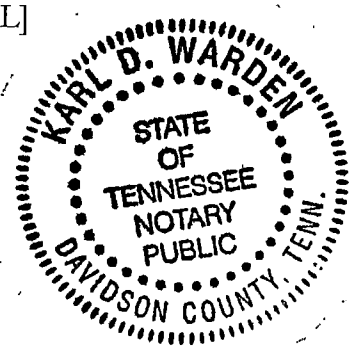
IN WITNESS WHEREOF, I sign this deed on April 23, 2024.

Florene M. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 23, 2024, Florene M. Jones signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]



Notary Public
My Commission Expires: 9/7/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn before me, a notary public, on April 23, 2024.

[SEAL]

Notary Public
My Commission Expires: 9/7/2024

Prepared By PARKER, TOY & ASSOCIATES, PLLC, 745 S. Church St, #240, Murfreesboro, TN 37130