Karen Johnson
Batch # 1128027
04/29/2024 09:32:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240429-0030745

This Instrument Prepared by:

John D. Schwalb
JOHN D. SCHWALB, PLLC
120 Third Avenue South
Franklin, Tennessee 37064-2511
(615) 794-7100

Please Return Document to:

New Owner

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from transfer taxes pursuant to the provisions of Tenn. Code Ann. § 67-4-409(a)(1)(C)(v).

Robert G. Jones

Subscribed and sworn to before me this 24 day of April 2024.

Notary Public

My Commission Expires: 5-3-27

NAME & ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP–PARCEL NUMBERS
Robert G. Jones 6452 Sunnywood Drive Nashville, TN 37211	New Owner	181 01 0B 196.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration as specified in a certain Final Decree of Divorce entered in the Circuit Court for Davidson County Tennessee in Case No.23D454, I **BANAFSHEH JONES**, **Grantor** do hereby bargain, sell, transfer and convey and forever quitclaim all my rights, title and interest in a certain parcel of land unto **ROBERT G. JONES, Grantee,** his heirs and assigns. Said parcel of land being conveyed herein is described as follows:

A certain parcel of land situated in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: Land in Davidson County, Tennessee being Lot No. 62, on the Plan of Phase Four Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, A Planned Unit Development, Instrument No. 20070125-0010052 and re-recorded Instrument No. 20070205-0014763, said Register's Office of Davidson County, Tennessee to which said plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Robert G. Jones and Banafsheh Jones, husband and wife by Warranty Deed from Janice S. Fuller and Richard Fuller, wife and husband, of record in Instrument No., 20210202-0014642 Register's Office of Davidson County, Tennessee on January 22, 2021 and recorded on February 2, 2021.

This is improved property known as 6452 Sunnywood Drive, Nashville, Tennessee 37211.

This instrument and the interest hereby transferred and quitclaimed are subject to such easements, limitations, restrictions, encumbrances or other matters of record including, if any, unpaid real estate taxes, whether or not yet due or payable and all certain Subdivision Restrictions, Building Lines and Easements of record in Instrument No. 20070125-0010052 and re-recorded Instrument No. 20070205-0014763 of same said Register's Office.

WITNESS my hand this 18th day of April 2024.

B. Jones

BANAFSHEH JONES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, **BANAFSHEH JONES**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at Franklin, Tennessee, this the 18th day of April 2024.

NOTARY PUBLIC

JOHN D. SCHWALB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-23-24