Karen Johnson Davidson County
Batch# 1134513 DEEDQC
05/14/2024 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240514-0035462

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or valuc, whichever is greater, for this transfer is $0.00.

X _____
AFFIANT

Subscribed and sworn to before me this 14 day of May, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 11-5-2024

ADDRESS OF NEW OWNER:
Barbara S. Jensen
7566 George E. Horn Drive
Nashville TN 37221

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 128-10-A Parcel 1.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jack K. Jensen and wife Barbara S. Jensen,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Barbara S. Jensen, a married woman,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County Tennessee being Lot No 1 on the plan of Section One, Pine Forest, of record in Plat Book 9700, Pages 712 and 713, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jack K. Jensen and wife Barbara S. Jensen by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 19991223-0306464, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property with an address of: 7566 George E. Horn Drive Nashville Tennessee 37221.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of May, 2024.

Jack K. Jensen

Barbara S. Jensen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of May, 2024, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack K. Jensen, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of May, 2024, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara S. Jensen, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Shannon R. Richardson, 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 May 14, 2024.

Date

Affiant Signature

5/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of May, 2024.

Notary's Signature

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)