Karen Johnson Davidson County
Batch# 1155626 DEEDQC
07/09/2024 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051230

PREPARED BY AND RETURN TO:

Todd Jackson Law
3326 Aspen Grove Dr. Ste. 400
Franklin TN. 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Jensen & Holly Jensen 1716 Warfield Dr Nashville, TN 37215	New Owner

TAX MAP - PARCEL NUMBERS: 118-01-0B-013.00-CO

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **804 Knox, LLC, a Wyoming limited liability company,** has this day do hereby quitclaim unto **Jason Jensen and Holly Jensen, husband and wife,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7A, together with the appurtenant interest in the common elements of Kirkwood Glen, a horizontal property regime with private elements established by Declaration in Instrument No. 20050923-0114370, as amended in Instrument No. 20051014-0124168, and Instrument No. 20110316-0020783 as corrected by Affidavit of record in Instrument No. 20110701-0050785, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the amended Declaration in Instrument No. 20051014-0124168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 804 Knox, LLC, a Wyoming limited liability company by Warranty Deed from Melanie's Real Estate & Trust Account, LLC, a Utah limited liability company, dated April 3, 2024, recorded April 5, 2024, of record in Instrument No. 20240405-0024126, Register's Office for Davidson County, Tennessee.

This property commonly known as: 804 A Knox Ave, Nashville, TN 37204.

WITNESS MY HAND on this the 3 day of July, 2024

804 Knox Ave, LLC

By: _____
Jason Jensen, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County, **Jason Jensen**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who upon oath acknowledged that he is the Manager of 804 Knox, LLC, and that as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3 day of July 2024.

My commission expires: _____
Notary Public (Seal)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3 day of July 2024.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 3 day of July 2024.

My commission expires: _____
Notary Public

(Seal)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

202407090051230

Certificate of Authenticity

I, Susan Jackson, 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 July 3 2024.
(date)

Susan Jackson

July 3 2024
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

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

Notary's Signature

MY COMMISSION EXPIRES:

Notary's Seal

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024