Karen Johnson
Batch # 1158554
07/16/2024 12:46:50 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240716-0053438

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

TIMOTHY A. JONES, AFFIANT

Subscribed and sworn to before me, this 4th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TIMOTHY A. JONES and AMY SWANSON, CO-TRUSTEES 1342 Burton Valley Road Nashville, TN 37215	New Owner	Map and Parcel No.: 131 10 0 070.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Timothy A. Jones, ("Grantor") do hereby quitclaim, transfer and convey unto Timothy A. Jones and Amy Swanson, Co-Trustees of the Jones and Swanson Joint Revocable Trust, created July 3, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1342 Burton Valley Road, Nashville, TN 37215, and more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section II, First Addition, Seven Hills, as of record in Block 2663, page 51, Register's Office of Davidson County, Tennessee, beginning at a point in the southwesterly margin of General Lowrey Drive, at the corner of Lots Nos. 73 and 74; thence with the line between said lots, southeasterly

259.63 feet to the line of Lot No. 75; thence with the line between Lots Nos. 74 and 75, southwesterly 298 feet to the northeasterly margin of Burton Valley Road, thence with the margin of the same, northwesterly 172.61 feet to the beginning of a curve; thence around said curve, northerly 39.17 feet to the margin of General Lowrey Drive; thence with the margin of the same, northeasterly 172.76 feet to the point of beginning.

Being the same property conveyed to Timothy A. Jones from Caroline C. Jones by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20160803-0080410.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4th day of July 2024.

Timothy A. Jones, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Timothy A. Jones**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of July 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025