Karen Johnson
Batch # 1174774
08/27/2024 10:51:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240827-0065817

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Robert Carter Jackson & Makeda Watson 544 Maplewood Lane Nashville, TN 37216	NEW OWNER	061-06-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Carter Jackson, a married man** "the Grantor," conveys and quitclaims unto **Robert Carter Jackson and Makeda Watson, husband and wife** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded Map of D. H. Thompson Lots on Maplewood Lane, more particularly described according to a survey thereof made August 22, 1953, and revised September 18, 1954, by Ralph W. C. Lambert, Surveyor, as follows; to-wit:
>
> Beginning at a railroad spike in the center of Maplewood Lane, at the common corner of Lot Nos. 2 & 3; thence along the line between said two lots, South 25 degrees 38 minutes West 418.5 feet to a point; thence North 11 degrees 30 minutes East 392.5 feet to the center of Maplewood Lane; thence in an easterly direction along the center of Maplewood Lane, 100 feet to the point of beginning.
>
> Being the same property conveyed by Warranty Deed to Robert Carter Jackson, a single man from Jonathan Payne and Leslie Payne, husband and wife, on October 16, 2019, and recorded on October 18, 2019, in Instrument No. 20191018-0107142, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12 day of July, 2024.

_____(SEAL)
Robert Carter Jackson

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Robert Carter Jackson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of July, 2024.

OLGA LOPEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/04/2028
COUNTY OF WILLIAMSON

Olga Lopez
Notary Public
My commission expires: 4/4/2028

STATE OF TENNESSEE
COUNTY OF TN

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

Olga Lopez
_____
Notary Public

My commission expires: 4/4/2028

OLGA LOPEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/04/2028
COUNTY OF WILLIAMSON