Karen Johnson Davidson County
Batch # 1175234 DEEDQC
08/29/2024 09:56:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240829-0066394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Velma Lee Jennette Revocable Living Trust	**Same**	**Map 90-12 Parcel 32**
(NAME) **551 Annex Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Velma Lee Jennette, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Velma Lee Jennette, Trustee of the Velma Lee Jennette Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Velma Lee Jennette Revocable Living Trust, Dated August 19, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

TRACT 1:

BEING in the north part of Lot No. 8 on the Plan of a Resubdivision of part of Lot No. 21, of the B. F. Cockrill Farm, as of record in Book 421, Page 21, Register's Office for said County, described according to a copy of a survey made by E. L. Miller, Jr. October 6, 1960 as follows:

BEGINNING at an iron pin in the south margin of Robertson Avenue; thence along the east line of the lot, south 3 degrees 52' west 91 feet to an iron pin; thence north 85 degrees west 110.2 feet to an iron pin in the easterly margin of Westboro Drive, formerly James Street; thence along the easterly margin of said drive north 12 degrees 30' east 85.5 feet to an iron pin; thence around a curve in a northeasterly direction 30.4 feet to an iron pin in the southern margin of Robertson Avenue; thence with said Avenue south 77 degrees 04' east 75.2 feet to the beginning.

TRACT II:

A small tract of land on Robertson Avenue, more particularly described according to a survey by Robert M. Dishner, Engineer and Surveyor, April 7, 1977, as follows:

BEGINNING at an iron pin in the southerly margin of Robertson Road (Avenue), being a common corner with property presently owned by Evelyn F. Wilson as of record in Book 4995, Page 733, Register's Office for Davidson County, Tennessee; thence with the margin of said Robertson Avenue, South 76 degrees 45' east 19.7 feet to an iron pin; thence south 10 degrees 8' west 88.6 feet to an iron pin and common corner with the Duke property as of record in Book 2273, Page 563, said Register's Office; thence north 84 degrees 28' west 15.5 feet to a point and common corner with present Wilson property; thence with the line between the property and the Wilson property, north 7 degrees 28.5' east 91 feet to the point of beginning, and containing 1,579 square feet.

Being the same property conveyed to Velma Lee Jennette, by Executor's Quitclaim Deed, from David Lee Jennette, Executor of the Estate of Thomas W. Prince, dated July 23, 2024 and recorded on July 30, 2024, of record in Document No. 20240730-0057429, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **678 Westboro Drive, Nashville, Tennessee 37209**

Witness our hands, this the 19th day of August, 2024.

Velma Lee Jennette
VELMA LEE JENNETTE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VELMA LEE JENNETTE** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 19th day of August, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026