Karen Johnson Davidson County
Batch# 1176054 DEEDQC
08/30/2024 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240830-0067128

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
David S. Jones and Barbara S. Jones 1315 Chickering Road Nashville, TN 37215	Same	144-01-0-009.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, I, BARBARA S. JONES ("Grantor"), hereby quitclaim and convey to DAVID S. JONES and wife, BARBARA S. JONES, their heirs and assigns, all of my right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Tract 1:

A certain tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded plan of Edwin Warner's subdivision of the northeast part of his 75 acre tract described according to a copy of a survey thereof, made August 1935, by W. B. Southgate, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Belle Meade Pike, the common corner of Lots Nos. 4 and 5 on said plan, the same being 830 feet south of the southeast corner of a lot conveyed to Ellen F. Howard by deed from Edwin Warner and wife, of record in Book 967, page 13, Register's Office for Davidson County, Tennessee; thence with the line between said Lots Nos. 4 and 5, north 77° west 405 feet to a point, the northeast corner of the tract of about 47 acres shown on said survey now owned by said Warner; thence with the east line of said tract south 12° 30' west 291 feet 6 inches to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the line between said lots south 71° east 388 feet to a point in the west margin of the Belle Meade Pike; thence with the same in a northerly direction 332 feet to the point of beginning.

Tract 2:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. J. Wilkison, Surveyor, December 30, 1950, as follows:

BEGINNING at the northwest corner of the property conveyed to Einer Nielsen and wife, by deed from Edwin Warner and wife, of record in Book 981, page 454, Register's Office for said County; thence with Nielsen's westerly line south 12° 30' west 291 feet six inches to his southwest corner; thence with the northerly line of a 2.26 acre tract north 72° west 395.5 feet; thence north 22° east 230 feet; thence south 83° east 250 feet to a fence; thence south 77° 20' east 103 feet to the beginning.

Being the same property conveyed to Barbara S. Jones by Quitclaim Deed dated June 29, 2010, recorded July 2, 2010, as Instrument No. 20100702-0052198, in the Register's Office for Davidson County, Tennessee.

The intent of the Grantor is to create a tenancy by the entireties with David S. Jones.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property, known as 1315 Chickering Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of August, 2024.

Barbara Jones

BARBARA S. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Barbara S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29 day of August, 2024.



Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Barbara S. Jones
Affiant

Subscribed and sworn to before me, this 29 day of August, 2024.



Notary Public
My Commission Expires: 01/24/2028

45294875.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 29, 2024 (date of document).

Affiant Signature

08/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

