Karen Johnson Davidson County
Batch# 1176228 DEEDQC
09/03/2024 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240903-0067407

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Thomas Wineman Jacobs, Trustee Kenneth and Ellen Jacobs Community Property Trust 480 James Robertson Pkwy Nashville, TN 37219-3019	same	103 16 0A 021.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kenneth Jacobs and Ellen Jacobs, Husband and Wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Thomas Wineman Jacobs, Trustee, and his successors in trust, of the Kenneth and Ellen Jacobs Community Property Trust, a Tennessee Community Property Trust, dated September 2, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1201 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, and Book 5096, Page 409, said Register's Office; and shown on the "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 12th floor of Rokeby of record in Book 5060, Page 66, said Register's Office.

Being the same property conveyed to Kenneth Jacobs and Ellen Jacobs, Husband and Wife, by Warranty Deed from LTD & W, LLC, a Florida Limited Liability Company, recorded on the 18th day of March, 2015 in Instrument No. 20150318-0023125, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3901 West End Avenue Unit 1201 Nashville TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Kenneth and Ellen Jacobs Community Property Trust dated September 2, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of J. Kenneth Jacobs and wife, Ellen Wineman Jacobs, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 2nd day of September, 2024.

J. Kenneth Jacobs, Grantor

Ellen Wineman Jacobs, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Kenneth Jacobs and Ellen Wineman Jacobs, Grantors, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 2nd day of September, 2024.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas Wineman Jacobs, Affiant

Subscribed and sworn to before me this 2nd day of September, 2024.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 September 2, 2024.

Carla L Lovell
Carla L. Lovell

9/3/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE