Karen Johnson Davidson County
Batch# 1179294 DEEDQC
09/09/2024 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240909-0069335

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Timothy Frederick Jones, Trustee, Affiant Subscribed and sworn to before me, this 29th day of August, 2024. Notary Public My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Timothy Frederick Jones and Jill Lunde Jones, Trustees 2810 Acklen Avenue Nashville, Tennessee 37212	SAME	104 11 0 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Timothy Frederick Jones and wife, Jill Lunde Jones**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Timothy Frederick Jones and Jill Lunde Jones, Trustees of the Tim & Jill Jones Living Trust, established by the Revocable Trust Agreement of Timothy Frederick Jones and Jill Lunde Jones dated August 29, 2024**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 29th day of August, 2024.

Timothy Frederick Jones

Jill Lunde Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Frederick Jones and Jill Lunde Jones, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

CHARLES NELSON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 19, Fairfax Place, Block 3, as shown by plat and survey of record in Plat Book 547, Page 137 and 138, of the Register's Office of Davidson County, Tennessee, to which plat reerence is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy Frederick Jones and Jill L. Jones, husband and wife, by deed from Meredith Janene Corbin and husband, William J. Corbin, of record in Book 11037, page 416, Register's Office for Davidson County, Tennessee.

Timothy Frederick Jones and Timoth F. Jones are one and the same person. Jill Lunde Jones and Jill L. Jones are one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback line, if any, easements and firths-of-way for public utilities of record.

This is improved property known as 2810 Acklen Avenue, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/29/24.

9/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

