This Instrument Prepared by Ready Now Title Services, LLC, 131 Indian Lake Blvd., Suite 100B, Hendersonville, TN 37075.

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **The Estate of Lovie Ewin Jenkins by Albert Jones, Individually, Douglas Jenkins, Individually, Jamal Jenkins, Individually, and Jacqualitta Jenkins, Individually** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Albert Jones,** Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled S. A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference & hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lovie Ewin Jenkins, an un-married woman by Deed dated July 24, 2013 from Lovie Lee Jenkins, a widow, recorded July 29, 2013, in Instrument Number 20130729-0078713, in the Official Records of Davidson County, Tennessee. Being also the same property conveyed to James D. Jenkins and wife, Lovie Lee Jenkins by deed dated July 19, 1960, from Muriel Wilson, recorded August 2, 1960, in Book 3102, page 499, said Register's Office. James D. Jenkins having predeceased his wife on February 28, 1997, Davidson County Certificate No. 9701256, leaving her as sole owner by operation of law. Lovie Lee Jenkins and Lovie Ewin Jenkins being one and the same person. The said Lovie Lee Jenkins died intestate on May 08, 2024. Affidavit of heirships of record in 20240925 0074224 and 20240925 0074225.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18 day of Sept., **2024.**

Jamal Jenkins, Individually

STATE OF Missouri
COUNTY OF Jackson

On this 18th day of September 2024, before me personally appeared Jamal Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal at office this 18th day of September, **2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/9/28

MICHAEL DANTE ROJERO
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 24363598
My Commission Expires 05-09-2028

Karen Johnson
Batch # 1186101
09/25/2024 09:40:22 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240925-0074226

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of **September, 2024.**

Douglas Jenkins, Individually

Albert Jones, Individually

Jacqualitta Jenkins, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2024, before me personally appeared Douglas Jenkins, Albert Jones, and Jacqualitta Jenkins to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal at office this 25th day of **September 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **September, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS:	**1607 22nd Avenue North** **Nashville, TN 37208**
TAX PARCEL NO.:	**08111011600**
PROPERTY OWNER:	**Albert Jones**
OWNER'S ADDRESS:	**1061 Tulip Grove Road** **Hermitage, TN 37076**
MAIL TAX BILLS TO:	**Owner at Owner address**