Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kevin Gail Crawford Jackson, Trustee **32 Belcaro Circle** **Nashville, TN 37215**	**Map & Parcel** **131-06-0B-012.00 C0**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Kevin G. Jackson** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Kevin Gail Crawford Jackson, Trustee of the Kevin Gail Crawford Jackson Revocable Trust dated September 24, 2024,** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Williamson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **32 Belcaro Circle, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1188268
10/01/2024 09:59:55 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241001-0075850

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 24th of September, 2024.

WARNER JONES
STATE OF TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/28

a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

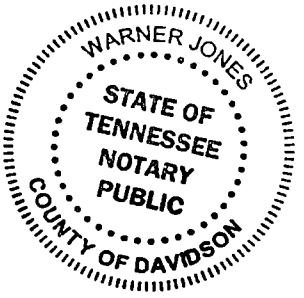
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 24th of September, 2024.

Kevin G. Jackson

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 **Kevin G. Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24th of September, 2024.



Notary Public
My Commission Expires: 5/8/28

Exhibit A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Burton Hills Village of Foxview, Tract 5, a Portion of Zone Lot II, of record in Plat Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel E. Jackson and Kevin G. Jackson, Husband and Wife, from Tamara Hicks Martin, Trustee of the Tamara Hicks Martin Living Trust established by the Revocable Trust agreement of Tamara Hicks Martin, dated September 15, 2016, by Warranty Deed of record in Instrument No. 20170724-0074602 Register's Office of Davidson County, Tennessee, dated July 24, 2017. Samuel E. Jackson having since died on January 10, 2024, leaving Kevin G. Jackson as the sole owner of the property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 564, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 649, said Register's Office.

Agreement of record in Book 6470, page 383, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6778, page 536, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6625, page 171, amended in Book 6917, page 718, said Register's Office.

Easements, assessments and special assessments of record in Book 6625, page 171, said Register's Office.

Maximum Square Footage Allocations of record in Book 6626, page 937, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250, said Register's Office.