Karen Johnson
Batch # 1197108
10/23/2024 12:26:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241023-0082408

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

MAJOR JACKSON, AFFIANT

Subscribed and sworn to before me, this 15 day of ~~September~~ October 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MAJOR LEON JACKSON and DIDI LYNN JACKSON, CO-TRUSTEES 3335 Acklen Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 104-06-0-103.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Major Jackson and Didi Jackson, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Major Leon Jackson and Didi Lynn Jackson, Co-Trustees of the Jackson Joint Revocable Trust, created July 3rd, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3335 Acklen Avenue, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled Bransford Realty Company's West End Heights, of record in Plat Book 332, Pages 124 and 125, Register's Office

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Major Jackson and Didi Jackson, husband and wife, from Eduardo F. Garcia and Lauren A. Benton, Trustees of the Garcia-Benton Family Revocable Living Trust Agreement dated June 14, 2018 by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20201110-0132567.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of ~~September~~ October 2024.

Major Jackson, Grantor

Didi Jackson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Major Jackson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of ~~September~~ October 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Didi Jackson**, the Grantor, 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 and official seal at office, this 15 day of ~~September~~ OCTOBER 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027