THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1198662 DEEDQC
10/30/2024 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 28th day of October, 2024.

Notary Public
My Commission Expires: 09/05/2028

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Jade Living Trust **5425 Ashlawn Drive** **Nashville, Tennessee 37211**	**Jade Living Trust** **5425 Ashlawn Drive** **Nashville, Tennessee 37211**	**162-10-0-229.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon D. Dean, unmarried** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Jade Living Trust dated October 28, 2024** ("Grantee"), its heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 103, on the plan of Hickory View, Section 4, of record in Plat Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sharon D. Dean, unmarried, by Deed from James B. Reeves and wife, M. Joyce Reeves, of record at Book 9175, Page 579, in the Register's Office for Davidson County, Tennessee, dated November 30, 1993.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **5425 Ashlawn Drive, Nashville, Tennessee 37211**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 28th day of October, 2024.

GRANTOR:

Sharon D. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of October, 2024, before me personally appeared Sharon D. Dean, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 28th day of October, 2024.

Notary Public
My commission expires: 09/05/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 October 28, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 28th day of October, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2024.

Notary Public
My commission expires: 09/05/2028

(SEAL)

