THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **JASON HERNDON**
2441 Bellevue Manor Drive
Nashville, TN 37221

Send Tax Bills to: **New Owner**

MAP AND PARCEL: **102-03-0-165.00**

Karen Johnson Davidson County
Batch # 1205084 DEEDQC
11/13/2024 03:34:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241113-0088486

QUIT CLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jason Herndon, married, and herein referred to as Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Jason Herndon and Jaime Herndon, husband an wife, hereafter referred to as Grantees, their heirs and assigns, in and to the following described real estate located in Davidson County, State of Tennessee:

Land in Davidson Couty, Tennessee, being Lot No. 1209 on the Plan of Charlotte Park, Section 21, of record I Plat Book 3700, pages 10 and 11, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This the same description as in the previous deed of record

Being the same property conveyed to Jason Herndon, married, by Quit Claim Deed dated October 25, 2019, from Jason Herndon, married, of record, Instrument No. 20191104-0113170, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 398 Annex Avenue, Nashville, TN 37209.

IN TESTIMONY WHEREOF I have executed this instrument this the 13th day of November 2024.

JASON HERNDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jason Herndon, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the _____ day of November 2024.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 4, 2027

TANICA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

***This is a tax-exempt transfer of appreciated property between spouses. TCA* § 67-4-409(a)(3)(A).**