Karen Johnson
Batch # 1207699
11/21/2024 02:22:08 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241121-0091182

PREPARED BY (& return to):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (MHT/DW)

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
6973 FAMILY TRUST, U/A/D June 20, 2024 9563 South Harpeth Road Nashville, Tennessee 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 168-00-0-031.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William H. Jackson III and Kristina M. Jackson, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and quitclaim unto **6973 FAMILY TRUST, U/A/D JUNE 20, 2024**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantors' right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, June 1961, as follows:

Beginning at a point in the South Harpeth Road at the southwest corner of the property conveyed to Glen H. Malugin and wife, Shirley Malugin, by deed from Frank N. White and wife, of record in Book 3338, page 397, Register's Office for said County, thence with said Malugin's southern boundary line North 66 degrees East 915 feet; thence South 34 degrees East 231 feet to the northerly margin of a 50-foot unnamed road; thence with said road south 64 degrees West 894 feet to a point in the South Harpeth Road; thence with the same North 37 degrees 30 minutes West 260 feet to the beginning, containing 5 acres, more or less.
"Corrected by Scrivener's Affidavit of record in Instrument No. 20180608-0055251"

Being the same property conveyed to William H. Jackson III and wife Kristina M. Jackson, by Warranty Deed from Michael Guillen and Laurel Guillen, husband and wife, dated June 15, 2018, and recorded on June 18, 2018 of record in Instrument No. 20180618-0058541, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 9563 South Harpeth Road, Nashville, Tennessee 37221

WITNESS THE EXECUTION HEREOF on November 19, 2024.

William H. Jackson III

Kristina M. Jackson

State of Tennessee
County of Davidson

On November 19, 2024, before me the undersigned authority, personally appeared **William H. Jackson III and Kristina M. Jackson,** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

S. Denise Woods
Notary Public

My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0- .

Affiant

Sworn and subscribed before me on November 19, 2024.

S. Denise Woods
Notary Public

My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

WIdoc: QC Deed QDoc