This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

Karen Johnson Davidson County
Batch# 1207707 DEEDQC
11/21/2024 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241121-0091190

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NO:
Denise Phillips Jones, Trustee 766 Saussy Place Nashville, TN 37205	Denise Phillips Jones 766 Saussy Place Nashville, TN 37205	115-09-A 005.00CO

QUITCLAIM DEED

Grantor, Denise Jones, a single person, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Denise Phillips Jones, Trustee, or her successors in interest, of the Denise Phillips Jones Revocable Trust dated November 12, 2024, and any amendments thereto, all of their rights, title, and interest in the following property commonly known as 766 Saussy Place, Nashville, TN 37205 with the following legal description:

Land in Davidson County, Tennessee, being Lot No. 5, on the Final Plat of The Woods of West Meade Subdivision, as shown on the plat of record in Instrument No. 20031027-0157620, in the Register's Office for Davidson Count, Tennessee, to which reference is hereby made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

All matters shown on the plat of record in Instrument 20031027-0157620, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument 20030924-0141426, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument 20030421-0052251, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowners Association of record in Instrument 20030305-0029209, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Prior title may be found in Instrument 20150625-0061351, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGE]

Denise Jones, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Denise Jones, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 12 day of November, 2024.

Notary Public

My commission expires: 03/08/2028

KORTNEY CORLEW
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Denise Phillips Jones, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Denise Phillips Jones, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 12 day of November, 2024.

Notary Public

My commission expires: 03/08/2028

KORTNEY CORLEW
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda N. Jelks, 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 November 12, 2024.

Amanda N. Jelks, Managing Attorney

11/20/24
Dated

State of Tennessee)

County of Hamilton)

Sworn and subscribed before me on November 20, 2024.

Kelly Costa, Notary Public
My Commission Expires 2/21/2027

