This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21394-KV

Karen Johnson Davidson County
Batch# 1221977 DEEDQC
12/31/2024 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241231-0101509

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2 day of December, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mabel E. Jones and Erika Jones 4015 Whites Creek Pike Whites Creek, TN 37189	New Owner	049-01-0-003

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Mabel Jones and Carolyn Ford, both unmarried,** ("Grantor") do hereby quitclaim and convey unto **Mabel E. Jones and Erika Jones** unmarried ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tollgate Two Subdivision of record in Instrument No. 200005020043728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Mabel Jones and Carolyn Ford, Both Unmarried, by Warranty Deed from Jack Nixon, Married, dated February 21, 2003 and recorded on February 26, 2003, of record in Instrument No. 20030226-0025735, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4015 Whites Creek Pike, Nashville, TN 37189.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2024.

GRANTOR:

Carolyn Ford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn Ford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she/they~~ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2024.

MALLIK SAGARAD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2028
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9/27/2028

Mabel Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mabel Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of December, 2024.

Notary Public
My Commission expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of December, 2024.

GRANTOR:

Mabel Jones

Mabel Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mabel Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2 day of December, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires:
3/3/26

Carolyn Ford

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn Ford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of December, 2024.

Notary Public
My Commission expires: _____

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/02/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/02/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

