Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1226139 DEEDQC
01/14/2025 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002713

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Walden Jones Family Trust 1436 Stewarts Ferry Pike Hermitage, TN 37076	New Owner	10900017200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Katherine M. Jones**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Walden Jones Family Trust dated January 13, 2025** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a 0.60, more or less, acre tract of land lying in the 12th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Financial Packaging Corporation as of record in Book 10649, Page 78, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Stewarts Ferry Pike, said point further described as lying south 67 degrees, 00 minutes 10 seconds east a distance of 81.82 feet from the northeast corner of the Todd Harrison property as of record in Book 11037, Page 518, Register's Office of Davidson County, Tennessee; thence running with the said margin of Stewarts Ferry Pike south 67 degrees, 00 minutes, 10 seconds east a distance 81.82 feet to an existing iron pin lying at the northwest corner of the Benjamin D. Elder property as of record in Book 11000, Page 604, Register's Office of Davidson County, Tennessee; thence leaving said margin and running with the westerly line of the said Elder property and the westerly line of the Travis Pardue, MD property as of record in Book 9752, Page 733, Register's Office of Davidson County, Tennessee, south 11 degrees, 20 minutes, 20 seconds west a distance of 414.54 feet to a point lying at the northeast corner of the James W. Jones property as of record in Book 8146, Page 698, Register's Office of Davidson County, Tennessee; thence leaving the said line of Pardue and running with the said northerly line of Jones north 75 degrees, 57 minutes, 51 seconds west a distance of 44.43 feet to a point; thence leaving the said line of Jones north 6 degrees, 24 minutes, 35 seconds east a distance of 430.47 feet to the point of beginning, containing 0.60, more or less, acres.

Being the same property conveyed to **Katherine M. Jones**, by Quitclaim Deed dated April 25, 2012, from **James W. Jones and wife, Katherine M. Jones**, recorded in Instrument No. 20120508-0039731, Register's Office of Davidson County, Tennessee.
This conveyance is subject to all matters of record.

This is unimproved property known as: **0 Stewarts Ferry Pike, Hermitage, TN 37076.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 13th day of January 2025.

Katherine M. Jones

Katherine M. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Katherine M. Jones**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Katherine M. Jones

Affiant

Sworn to and subscribed to before me, this the 13th day of January 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 13, 2025.

Affiant Signature

January 13, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of January 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

