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# 1226549 DEEDQC
01/15/2025 09:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250115-0003155

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Walden Jones Family Trust
1436 Stewarts Ferry Pike
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map and Parcel No.
10900020900

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:

See Attachment for Legal Description.

Being the same property conveyed to **Katherine M. Jones**, by Quitclaim Deed dated April 25, 2012, from **James Welden Jones and wife, Katherine June Jones**, recorded in Instrument No. 20120508-0039732, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1436 Stewarts Ferry Pike, Hermitage, TN 37076.**

Katherine June Jones and **Katherine M. Jones** are one and the same person.

(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

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Attachment

TRACT 16: Being a 5.01 acre, more or less, tract of land lying the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed in Book 4954, Page 176, Register's Office for Davidson County, Tennessee.

BEGINNING at a point lying on the southerly margin of Stewarts Ferry Pike, said point further described as being east 825 feet from the easterly margin of Old Hickory Boulevard; thence running with said southerly margin of Stewarts Ferry Pike, South 64 deg. 01' 42" East a distance of 249.69 feet to a point on the westerly margin of the Chester McCormick property as of record in Book 4564, Page 103, Register's Office for Davidson County, Tennessee; thence leaving said Stewarts Ferry Pike and running with the westerly margin of the said McCormick property South 6 deg. 17' 18" West a distance of 473.88 feet to a point described as the southwest corner of the said McCormick property; thence leaving said westerly line and running with the southerly line of the said McCormick property and the southerly line of the Mose Worley property as of record in Book 3536, Page 15, said Register's Office; and the southerly line of the Henry Chloe property as of record in Book 1879, Page 223, Register's Office of Davidson County, Tennessee, South 80 deg. 27' 45" East a distance of 316.86 feet to a point on the westerly line of the Donald Lee Gaines property as of record in Book 4590, Page 886, Register's Office of Davidson County, Tennessee, said point further described as being the southeast corner of the said Chloe property; thence running with said westerly line of the Gaines property, South 8 deg. 36' 47" West a distance of 351.97 feet to a point; thence leaving said Gaines property line and running North 48 deg. 36' 30" West a distance of 656.62 feet to a point; thence North 6 deg. 17' 18" East a distance of 550.0 feet to the point of beginning, containing 5.01 acres, more or less.

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:

