This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1230039 DEEDQC
01/24/2025 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005679

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Melba Lynne Jackson, Trustee of the Melba Lynne Jackson Revocable Trust,** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Melba L. Jackson, a single woman,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Being the Westerly 50 feet of the Easterly 113 feet of Lots Nos. 13 and 14 on the Plan of Andrew J. Harding's Addition, as of record in Book 21, Page 138, Register's Office for said County.

Being the same property conveyed to Melba Lynne Jackson, Trustee of the Melba Lynne Jackson Revocable Trust, by virtue of that certain Quit Claim Deed dated May 16, 2022, and being of record at Instrument No. 20220523-00589240, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Melba Lynne Jackson is also known as Melba L. Jackson

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **January, 2025.**

Melba Lynn Jackson Revocable Trust

Melba Lynne Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melba Lynne Jackson, Trustee of the Melba Lynne Jackson Revocable Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **January, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 23rd day of **January, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **1604 Meharry Blvd Unit A & B**
Nashville, TN 37208

TAX PARCEL NO.: **09203037600**

PROPERTY OWNER: **Melba L. Jackson,**
OWNER'S ADDRESS:

MAIL TAX BILLS TO: 112 N 8th St
Nashville TN 37206

Certificate of Authenticity

I, Holly Mason, 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 1/23/25.

Affiant Signature

1/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of January, 20 25

Notary's Signature

(Notarial Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25