PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Cynthia M. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 2025.

Notary Public
My Commission Expires: 2/1/27

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1236344 DEEDQC
02/11/2025 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250211-0010451

Address New Owner	Send Tax Bills	Map-Parcel Numbers
JONES FAMILY TRUST **204 Caneel Cove** **Hermitage, TN 37076**	**Same**	**83-3-359**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Sheldon B. Jones and Cynthia Jones, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Sheldon Bernard Jones and Cynthia Macklin Jones, Co-Trustees of the Jones Family Trust dated February 10, 2025, their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 12B on the Plan of Zone Lot Division of Lot No. 12, Campbell Acres, of record in Book 5800 Page 279, as of amended in Book 6250, Page 321, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sheldon B. Jones and Cynthia Jones by deed from Cynthia Macklin, of record in Instrument No. 20030407-0045770, and re-recorded in Instrument No. 20030422-0052653, Register's Office for Davidson County, Tennessee.

This is improved property known as 1413 Campbell Circle, Nashville, Tennessee 37206.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of February, 2025.

Sheldon B. Jones

Cynthia 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 Sheldon B. Jones and Cynthia Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fralk, Tennessee, this 10th day of Feb, 2025.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobby, 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 this 10 day of Feb. 2025

Emily Hobby

Dated February 11, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of Feb, 2025

My commission expires: 2/7/27

Notary Public

