Karen Johnson Davidson County
Batch# 1248736 DEEDQC
03/20/2025 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020836

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Jami J. Jackson

TO:

Jami Jones Jackson, Trustee of the Jami Jones Jackson Revocable Living Trust dated March 18, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 18th day of March, 2025, by and between **Jami J. Jackson** ("Grantor"), and **Jami Jones Jackson, Trustee of the Jami Jones Jackson Revocable Living Trust dated March 18, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1:

Address: 2127 Sanborn Drive, Nashville, TN 37210
Map & Parcel: 095-10-0-098.00

BEING Lot 97, Section 3, Elm Hill Acres, as in Book 2330, Page 77, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jami Jones Jackson, an unmarried woman, by Warranty Deed from Johnny Ray Spray, a married man, dated October 21, 2022, and recorded on October 24, 2022, as Instrument No. 20221024-0115298, in the Register's Office for Davidson County, Tennessee.

THE said Jami Jones Jackson and Jami J. Jackson being one and the same person.

PARCEL 2:

Address: 510 Bounty Drive, Nashville, TN 37210
Map & Parcel: 095-10-0-087.00

BEING Lot No. 109 on the Plan of Elm Hill Acres, Section 2, as of record in Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 71 feet on the Westerly side of Bounty Drive and extends back 205.7 feet on the Northerly line, and 212.2 feet on the Southerly line to a dead line in the rear measuring 94 feet.

BEING the same property conveyed to Jami J. Jackson, individually, unmarried, by Quitclaim Deed from Jami J. Jackson and Scott B. Jones, Joint Successor Trustees of the Amy J. Jones Revocable Living Trust, u/a/d 8/29/2007, dated May 22, 2023, and recorded on May 26, 2023, as Instrument No. 20230526-0039850, in the Register's Office for Davidson County, Tennessee.

This conveyance and the concerned real estate are subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Jami J. Jackson
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jami J. Jackson**, named within, 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 seal at office this the 18th day of March, 2025.

JENNIFER WHEELER
Notary Seal
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1-28-26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Jami Jones Jackson, Trustee 2127 Sanborn Drive Nashville, TN 37210	Same/Owner	**Parcel 1:** 2127 Sanborn Drive Nashville, TN 37210 M/P: 095-10-0-098.00 **Parcel 2:** 510 Bounty Drive Nashville, TN 37210 M/P: 095-10-0-087.00

TRUE COPY CERTIFICATION

I, Ariel Ottinger, do hereby make oath that I am 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 March 18, 2025.

Ariel Ottinger 3/19/25
Affiant Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 19 day of _, 2025.

Jennifer Wheeler
Notary's Signature

My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026