Karen Johnson Davidson County
Batch# 1252127 DEEDQC
03/25/2025 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022430

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Kenneth Allen Jenkins, Sr., Affiant

Subscribed and sworn to before me this 12th day of March, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kenneth Allen Jenkins, Sr., Co-Trustee Brenda Jean Jenkins, Co-Trustee 121 Callis Lane Lebanon, TN 37090	Same	Map: 94 Parcel: 127

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kenneth A. Jenkins, Sr. and wife, Brenda J. Jenkins,** the "**Grantors**", do hereby convey and quitclaim unto **Kenneth Allen Jenkins, Sr. and Brenda Jean Jenkins, Co-Trustees of the Jenkins Family 2025 CP Trust dated March 12, 2025,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 12th day of March, 2025.

Kenneth A. Jenkins, Sr.

Brenda J. Jenkins

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kenneth A. Jenkins, Sr. and Brenda J. Jenkins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of March, 2025.

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12B on the Plat of Riverhills Industrial Park, Section 9 of record in Plat Book 4660, Page 66, said Register's Office.

Said Lot 12B fronts 160.35 feet on the easterly margin of Spence Lane and extends back 270.0 feet on the southerly line and 267.34 feet on the northerly line, to a line on the rear on which it measures 174.56 feet.

Being the same property conveyed to Kenneth A. Jenkins, Sr. and wife, Brenda J. Jenkins, by Warranty Deed from Gerald Livingston and John B. Livingston, unmarried, of record in Book 6986, pages 825-827, dated September 19, 1986, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 104 Spence Lane, Nashville, TN 37210.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 March 12, 2025 (date of document).

Affiant Signature

3/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

