Karen Johnson Davidson County
Batch # 1252333 DEEDQC
03/26/2025 01:22:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250326-0022715

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
JOANN JENKINS, Trustee JOANN JENKINS LIVING TRUST dtd 3/21/2025 4137 Pine Orchard Place Antioch, TN 37013	Same	164 – 10 – 0A 022.00

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, **JOANN JENKINS, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **JOANN JENKINS, as Trustee of the JOANN JENKINS LIVING TRUST dtd 3/21/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 22 of Village One Summerfield of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to KBRG of Nashville, LLC, by deed from Summerfield Development, LLC by instrument of record in Instrument# 200109060096555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joann Jenkins, unmarried, from KBRG of Nashville, LLC, by Warranty Deed recorded March 1, 2002, of record as Instrument No. 20020301-0026043, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***4137 Pine Orchard Place, Antioch, TN 37013***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

N WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **21st** day of **MARCH**, **2025**.

JOANN JENKINS, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOANN JENKINS, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **21st** day of **MARCH**, **2025**.

Notary Public

My Commission Expires: 8/19/2028

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

JOANN JENKINS, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **21st** day of **MARCH**, **2025**.

Notary Public

My Commission Expires: 8/19/28

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD