THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
David Jones III and Carol Denise Phillips, Co-Trustees 2499 Walker Lane Nashville, TN 37207	Same	070 03 0 036.00

Quitclaim Deed to Trustee

Grantor: David Jones, Jr.
Grantee: David Jones, III and Carol Denise Phillips, Co-Trustees of the Irrevocable Trust of David Jones, Jr. and Mary Carolyne Jones, dated March 4, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Haynes View Subdivision, as of record in Book 3700, page 71, Register's Office for said County, described as follows:

Beginning in the east margin of Walker Lane, at the corner of Lots 13 and 14; thence northerly along said Lane, 145.1 feet to a monument; thence easterly around a curve, 39.27 feet to a monument in the southerly margin of Nocturne Drive; thence easterly with said Drive, 112 feet to monument; continuing easterly with said Drive, 212 feet to a concrete monument; thence south along the rear line of Lot No. 13, 145 feet to a corner of Lot 13 and 14; thence westerly alone the dividing line of these lots, 307 feet to the beginning.

Being the same property conveyed to David Jones, Jr. by deed from Mary C. Jones, of record in Instrument Number 20000818-0081982, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2499 Walker Lane, Nashville, TN 37207.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

David Jones, Jr., Grantor

Karen Johnson Davidson County
Batch# 1254098 DEEDQC
03/31/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024038

State of Tennessee
County of Sumner

On March 4, 2025, before me personally appeared David Jones, Jr., who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/26/2027
SUMNER COUNTY

State of Illinois
County of Cook

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David Jones III, Co-Trustee
Grantee

Sworn to and subscribed before me on March 25, 2025.

Constance Traylor

Notary Public
My commission expires: 09-20-2025

Official Seal
Constance Traylor
Notary Public State of Illinois
My Commission Expires 09/20/2025

State of Georgia
County of Cobb

Carol Denise Phillips

Carol Denise Phillips, Co-Trustee
Grantee

Sworn to and subscribed before me on 16 March, 2025

Karen Anthony

Notary Public
My commission expires: 5/26/26

KAREN ANTHONY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 26, 2026

TRUE Copy Certification

I, Sarah Marlett, 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 4, 2025.

Signature

3/4/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 4, 2025.

Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE MCGINNIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 04/26/2027
SUMNER COUNTY