AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 581484961-85796427

Karen Johnson Davidson County
Batch# 1260286 DEEDQC
04/15/2025 12:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250415-0028773

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 108-03-0-199.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of March, 20 25, by and between **Jeannette D. Jones, an unmarried woman**, a mailing address of 1115 Cabana Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Jeanette Dorothy Jones, as Trustee of The Jeanette Dorothy Jones Living Trust, dated** March 30th 2025**, and any amendments thereto**, a mailing address of 1115 Cabana Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1115 Cabana Drive, Nashville, TN 37214

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 200003020020689, recorded on 03/02/2000 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jeannette D. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeannette D. Jones, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 30th day of March, 2025

Notary Public
My Commission expires: 9-5-28

ANJEANETTE GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

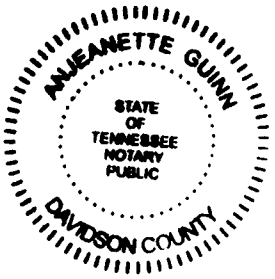
I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jeannette Dorothy Jones
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of March, 2025

Anjeanette Guinn
Notary Public
My Commission Expires: 9-5-28



Name and address for person(s) responsible for taxes:

Jeanette Dorothy Jones
1115 Cabana Drive
Nashville, TN 37214

Name and address of property owner:

Jeanette Dorothy Jones
1115 Cabana Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 79B on the Plan of the Zone Lot Division of Lots 77-81, Patio Villa, Section Four, as of record in Book 6250, Page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

APN: 108-03-0-199.00

PROPERTY COMMONLY KNOWN AS: 1115 Cabana Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 3/30/2025 . [date of document]

Affiant Signature

4/14/2025
Date

State of New York

County of Erie

Sworn to and subscribed before me this 14th day of APRIL , 2 025

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025