Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Address New Owner(s)
Clint & Morgan Jennings
Trustees of The Jennings Fam. Liv Trust dt 3/10/25/25
321 Bournemouth Lane, Hermitage, TN 37076

Send Tax Bills To:
Clint & Morgan Jennings
Trustees of The Jennings Fam Liv. Trust dt 3/10/25/25
321 Bournemouth Lane, Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1269148 DEEDQC
05/06/2025 09 49 30 AM 3 pgs
Fees $17 00 Taxes $0 00
20250506-0035146

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jess C. Jennings and wife, Morgan W. Jennings** (hereinafter "Grantors") hereby quitclaim and convey unto **Jess Clinton Jennings and Morgan Marie Wallace Jennings as Trustees of The Jennings Family Living Trust dated March 10, 2025, and any amendments thereto,** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 321 Bournemouth Lane, Hermitage, TN 37076

Map & Parcel: 087 10 0A 023.00 (Davidson County, Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors own the said parcel as tenants by the entirety and they are hereby transferring it to themselves as co-trustees of their revocable family trust. The Grantors direct that T.C.A. § 35-15-510 shall apply to the property and the proceeds therefrom, and they shall have the same immunity from the claims of each Grantor's separate creditors as would exist if the Grantors had continued to hold the said property or its proceeds as tenants by the entirety. The Grantors certify that they are the permissible current beneficiaries of the trust while living.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 10th day of March, 2025.**

Jess C. Jennings

Morgan W. Jennings

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On **this 10th day of March, 2025**, before me, the undersigned, personally appeared **Jess C. Jennings** and **Morgan W. Jennings**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

X

Affiant: Jess C. Jennings

Subscribed and sworn to before me, **this 10th day of March, 2025**.

Notary Public
My Commission Expires. 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 123 on the Final Plat of Aarons Cress, a cluster lot development, Phase 1-B, filed of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jess C. Jennings and wife, Morgan W. Jennings, by Warranty Deed from Alan R. Wise, unmarried, which is dated May 27, 2016 and recorded as Instrument No. 20160608-0057888 Register's Office for Davidson County, Tennessee.