This Instrument Prepared by Ready Now Title Services, LLC, 131 Indian Lake Blvd., Suite 100B, Hendersonville, TN 37075.

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Albert Jones, and wife Carolyn Jones,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Albert LeWayne Jones andwife, Sergetnia Rene Jones,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled S. A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference & hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert Jones, by Quit Claim Deed from The Estate of Lovie Ewin Jenkins by Albert Jones, Individually, Douglas Jenkins, Individually, Jamal Jenkins, Individually, and Jacqualitta Jenkins, Individually, dated 09/20/2024 and recorded on 09/25/2025, of record in Instrument Number 20240925-0074226, Register's Office for Davidson County, Tennessee.

The said Carolyn Jones joins in this conveyance to convey any and all marital rights she may have in said property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Karen Johnson Davidson County
Batch# 1276223 DEEDQC
05/22/2025 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040217

IN TESTIMONY WHEREOF I/we have executed this instrument the **21st** day of **May, 2025.**

Albert Jones

Carolyn Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Albert Jones and wife Carolyn Jones,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **21st** day of **May, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VERNIKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

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

AFFIANT

SUBSCRIBED AND SWORN before me this the **21st** day of **May, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VERNIKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 9/27/2026

PROPERTY ADDRESS: **1607 22nd Avenue North**
Nashville, TN 37208

TAX PARCEL NO.: 08111011600

PROPERTY OWNER: **Albert LeWayne Jones and wife Sergetnia Rene Jones**

OWNER'S ADDRESS: **5428 Oak Chase Drive**
Antioch, TN 37013

MAIL TAX BILLS TO: **Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, 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 5-21-25.

Drusilla Bryant
Affiant Signature

5-21-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of May, 25.

Notary's Signature

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/7/2026

My Commission Expires: _____

Notary's Seal