Karen Johnson
Batch # 1281855
06/06/2025 08 10 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250606-0044480

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

John M Jackson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John M Jackson, Jr and Barbara Albers Jackson, Co-Trustees of the Jackson Family Revocable Trust	New Owner	155-08-0E-073 00
(NAME)	(NAME)	
7428 Kreitner Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John M. Jackson and Barbara Albers Jackson, husband and wife, ("Grantors")**, do hereby release, quit claim and convey unto **John M. Jackson, Jr. and Barbara Albers Jackson, Co-Trustees of the Jackson Family Revocable Trust U/A dated May 30, 2025, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

Land in Davidson County, Tennessee, being Lot No 50 on the Plan of Resubdivision of Bellevue Highlands, Phase 2, a Planned Unit Development, of record in Instrument No 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to John M Jackson and Barbara Albers Jackson, husband and wife, by deed from George James McKinzie and Joyce Marie McKinzie Trustees under the "Declaration of Trust dated September 10, 2019, known as the George James McKinzie and Joyce Marie McKinzie Living Trust,"

dated October 3, 2023, and recorded October 4, 2023, in Instrument No 20231004007830O, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7428 Kreitner Drive, Nashville, TN 37221

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING

(1) All matters as shown on the Plan of Resubdivision, Bellevue Highlands, Phase 2 of record in Instrument No 20010202-0010403, Register's Office for Davidson County, Tennessee (2) All matters as shown on the Boundary Plat of Bellevue Highlands of record in Plat Book 9700, Page 955, said Register's Office (3) Declaration of Protective Covenants for Bellevue Highlands Subdivision of record in Book 11592, Page 670, amended in Instrument No. 20101104-0088413, said Register's Office (4) Bylaws of Bellevue Highlands Homeowners' Association, Inc of record in Book 11592, Page 707 (Exhibit "C" of the Declarations), said Register's Office (5) Stormwater Detention Agreement of record in Book 11509, Page 615, said Register's Office (6) Quitclaim Deed to Bellevue Highlands Homeowners' Association, Inc for all Open Space of record in Instrument No. 20020506-0054929 (Phase 1 and Phase 2), said Register's Office (7) Perpetual, non-exclusive ingress and egress easement for the purpose of maintaining open space of record in Instrument No 20021105-0136032 (Phase 2), said Register's Office

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS OUR HANDS this 30 day of May, 2025

John M Jackson
John M. Jackson

Barbara A Jackson
Barbara Albers Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of May, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Jackson** and **Barbara Albers Jackson**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Notary Public

Commission expires 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON