Karen Johnson Davidson County
Batch# 1284152 DEEDQC
06/13/2025 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0045984

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bradley Arant Boult Cummings LLP (REL)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Jeffrey Wayne Jacobs 2034 Traemoor Village Drive Nashville, TN 37209	Same	Parcel Id No. 091-11-0-300-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JACOBS AUTO SALES, INC.**, a Tennessee corporation (the "**Grantor**"), has bargained and sold, and by these presents does hereby sell, assign and quitclaim to **JEFFREY WAYNE JACOBS,** an individual resident of the State of Tennessee (the "**Grantee**"), together with Grantee's heirs, successors and assigns, certain unimproved land located at 5007 Alabama Avenue, Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jeffrey Wayne Jacobs
Affiant

Subscribed and sworn to before me this 11 day of June 2025.

Dolores Huff Roe
Notary Public
My Commission Expires: 7/21/2026

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

4916-5183-2646.1

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

JACOBS AUTO SALES, INC.,
a Tennessee corporation

By: Jeffrey Wayne Jacobs
Name: JEFFREY WAYNE JACOBS
Title: PRESIDENT

State of TENNESSEE)
)
County of DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared JEFFREY WAYNE JACOBS with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the PRESIDENT of Jacobs Auto Sales, Inc., a Tennessee corporation, the within named bargainer, that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such PRESIDENT, and that he was duly authorized to execute the same.

Witness my hand and official seal at office in Nashville, TN, this 11th day of June 2025.

Dolores Huff Roe
Notary Public

My commission expires: 7/21/2026.

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

[END OF SIGNATURE PAGE]

Exhibit A

Legal Description

Being a certain tract or parcel of land lying and being in Davidson County, Tennessee, being Lots No. 914 and 916, of Block 114, Plan No. 1, West Nashville, of record in Book 57, Page 74, Register's Office for Davidson County, Tennessee.

Said Lots 914 and 916 front together 50 ft. on the southerly side of Alabama Avenue and run back between parallel lines 150 ft. to an alley.

Being the same property conveyed to Jacobs Auto Sales, Inc., by deed from Ethel Allen, surviving spouse of Elmer C. Allen, deceased, of record in Book 7041, Page 674, Register's Officer for Davidson County, Tennessee.

Certificate of Authenticity

I, StephanieG Covington 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 June 11, 2025.

Date

StephanieG Covington

Affiant Signature

June 11, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11h day of June, 2025.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027