Karen Johnson
Batch # 1288283
06/23/2025 08.04:49 AM
Fees $22.00 Taxes $0.00
Davidson County
DEEDQC
4 pgs
20250623-0048681

Prepared By:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Attention: Jennifer N Jamison
First Season Properties LLC
3037 Vicwood Drive
Murfreesboro TN 37128

TENNESSEE QUIT CLAIM DEED
(Map & Parcel #: 074-08-0-057.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, James H Jamison Jr, a married individual residing in Tennessee, and Jennifer N Jamison, a married individual residing in Tennessee (herein, "Grantor"), do hereby remise, release and forever quitclaim to the JAMES H JAMISON JR and JENNIFER N JAMISON REVOCABLE LIVING TRUST, dated May 10, 2024, James H Jamison Jr and Jennifer N Jamison, Co-Trustees (herein, "Grantee"), as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 7032 Bonnavent Drive, Hermitage (Davidson County) Tennessee 37076, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee, on this 27 day of May, 2025.

GRANTOR:

James H Jamison Jr

Jennifer N Jamison

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor(s), James H Jamison Jr and Jennifer N Jamison, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, each has executed the same, in their capacity as Grantor, voluntarily on this date

Given under my hand this 27 day of May, 2025.

Notary Public

My Commission Expires: 02-21-2027

DALE ALLEN FARMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
02/21/2027
RUTHERFORD COUNTY

ACKNOWLEDGED BY GRANTEE:

JAMES H JAMISON JR and
JENNIFER N JAMISON REVOCABLE LIVING TRUST,
dated May 10, 2024:

James H Jamison Jr, Co-Trustee

Jennifer N Jamison, Co-Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 7032 Bonnavent Drive, Nashville (Davidson County) Tennessee 37076.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0 00).

FURTHER the Affiant sayeth not.

James H Jamison Jr. — 5/21/2025
James H Jamison Jr, Grantor — DATE

Jennifer N Jamison — 5/21/2025
Jennifer N Jamison, Grantor — DATE

Subscribed and sworn before me, this 21 day of May, 2025.

Dalen Farmer — Notary Public

MY COMMISSION EXPIRES: 02-21-2027

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 772, on the Plan of Section Seven, Hermitage Hills, as shown by plat appearing of record in Plat Book 3300, Pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brandon C Peters and wife, Deidre S Peters by Warranty Deed dated October 15, 2003 from William B. Defelice, unmarried, and filed of record in Instrument No. 20031016-0153301 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H Jamison Jr, married and Brian Melton, as tenants in common with expressed rights of survivorship by Warranty Deed from Brandon C Peters and wife, Deidre S Peters dated June 30, 2008 and filed of record in Instrument No 20080709-0070368 in the Register's Office for Davidson County, Tennessee.

This property is subject to· County of DAVIDSON taxes for the year 2008 and subsequent years, Subject to all matters as set forth per Plat Book 3300, Page 62 and 63, Register's Office of Davidson County, Tennessee

This conveyance is further subjected to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.