QUITCLAIM DEED

Karen Johnson Batch # 1290361 06/26/2025 08 32 03 AM Fees $17 00 Taxes $0 00 20250626-0050241 Davidson County DEEDQC 3 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 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	
(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, Jr. and wife, Barbara Albers Jackson, ("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

TRACT I: A certain condominium located in Davidson County, Tennessee, being Unit No 6 of The Clairmont Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Clairmont of record in Book 7096, Page 940, and as depicted on Plat filed of record in Plat Book 6200, Page 551, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer,

water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof

Being also known as 3021 Woodlawn Drive, Nashville, Tennessee 37215-1140

The previous and last conveyance being a deed to John M Jackson, Jr and wife, Barbara Albers Jackson, recorded as Instrument No 20170808-0081088, Register's Office for Davidson County, Tennessee

TRACT II: Land in Davidson County, Tennessee, being Unit No 2089, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No 2 on the plan of Re-subdivision of Woman's Club of Nashville of Record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year

This is improved property known as 2089 Stokes Lane, Nashville, TN 37215

The previous and last conveyance being a deed to John M Jackson, Jr and wife, Barbara Albers Jackson, recorded as Instrument No 20170808-0081088, Register's Office for Davidson County, Tennessee

TRACT III: Land in Davidson County, Tennessee, being Unit No 204, together with garage No D-1, as shown on the plan of The Hillmont Condominiums, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of Record in Instrument 200402090015685, and re-recorded in Instrument 200402120017074, and amended in Instrument 200504040036415, and amended in Instrument 200505120053861, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variations or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is improved property known as 2025 Woodmont Boulevard, 204, Nashville, TN 37215

The previous and last conveyance being a deed to John M Jackson, Jr and wife, Barbara Albers Jackson, recorded as Instrument No 20170808-0081088, Register's Office for Davidson County, Tennessee

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

WITNESS OUR HANDS this 20th day of June, 2025

John M. Jackson, Jr.

John M. Jackson, Jr.

Barbara Albers Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of June, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Jackson, Jr.** 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

