Karen Johnson Davidson County
Batch # 1302734 DEEDQC
07/28/2025 08:38:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250728-0059159

THIS INSTRUMENT PREPARED BY:

Jay H. Smith, Attorney
4525 Harding Pike, Ste 200
Nashville, TN 37205

This deed was prepared from information furnished by the grantor and no examination of title was requested or performed.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gina P. Jones, Trustee 3500 Galt Ocean Drive #416 Ft Lauderdale, FL 33308	Same as new owner	Map & Parcel Numbers Parcels I & II 16900000400 Parcel III 16900000100

STATE OF Maryland)
COUNTY OF Queen Anne's

The actual consideration for this transfer is $-0-.

Gina P Jones
Affiant

Subscribed and sworn to before me this 21st day of July, 2025.

CANDACE MILLER NOTARY PUBLIC QUEEN ANNE'S COUNTY, MD

Candace Miller
Notary Public

My commission expires: 6/7/2027

QUITCLAIM DEED

For and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Gina Payne Jones, by these presents do hereby quitclaim and convey unto Gina P. Jones, Trustee of the Joegina Fofina Revocable Trust, his/her/its heirs, representatives, successors and assigns, all my interest in land (Fifty Percent) in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Beginning at a stake in the main Ridge Road Mulberry and Chestnut pointerest in J. W. Peach and J. H. Ensey's line being also Tom Lewis S.E. corner. Thence with said Tom Lewis line S. 55 degrees W. 59-1/2 poles to a stake in another Ridge Road in Lizzie Baltimore's east boundary line being also N. B. Ensey' s corner; thence with his line S 28-1/ 2 E. 51 poles to a stake in Nashville and Centreville Turnpike (old road) his corner in John York's line. Thence with said Pike and said York's line N. 61-1/2 degrees E. 23 poles to a stake in said Pike his corner. Thence N. 48 degrees E. 14 poles to a stake in same at foot of hill 4 feet east of old culvert his corner; thence S. 78 degrees E. 18 poles to a stake in said Road (old road) his corner. Thence with said Road and with said York's line S.55 degrees E. 9-1/2 poles to stake in same his corner in Phillip Brown Heirs line. Thence with their line N. 3 degrees E. 41 poles to a stone in same J. W. Peach and J. H. Enseys corner. Thence with their line S 43 degrees W 12 poles to a stake in said main Ridge Road their corner with red oak and chestnut pointers. Thence with said Road and their line N. 36 degrees W. 26 poles to forks of Road their corner. Thence with said Road N. 22 degrees W. 15-3/5 poles to the beginning, containing fifteen and one-half (15-1/2) acres more or less and being that portion of a 103 acre tract lying north of Old Nashville and Centreville Pike and south of a road along a short ridge leading to the main ridge, and between Peach and Ensey's tract on east and N. B. Ensey's lands on west as above described.
BEING the same property conveyed to James W. Stokes and wife, Helen Grooms Stokes, by deed from J. G. Lackey, Trustee, of record in Book 1082, page 59, Register's Office for Davidson County, Tennessee, the said James W. Stokes having since died.

TRACT II: Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center line of Highway No. 100 in the east line of a tract of 15-1/2 acres conveyed to James W. Stokes by deed from John H. Ivy and wife, of record in Book 873, page 276, Registers Office for said County. Said point also being the northwest corner of a tract of 7/16 acres, more or less, conveyed to J. C. Ensey by deed from N. B. Ensey and wife, of record in Book 972, page 242, said Registers Office; thence with said Stokes' east line North 3 degrees East 62.8 poles to a stake in the south margin of the Ridge Road; thence South 28-1/2 degrees East 51 poles to a point in the center line of the Old Nashville and Centerville Highway known as the Harding Pike; thence with the center line of same South 45-1/2 degrees West 18. 3 poles to the intersection of the center line of said Road and the center line of Highway No. 100, being the most easterly point of the 7/16 acre tract above mentioned; thence with the center line of Highway No. 100 and the north line of the 7/16 acre tract South 69 degrees West 15.8 poles to the point of beginning. BEING the same property conveyed to James W. Stokes and wife, Helen Grooms Stokes, by deed from N. B. Ensey and wife, Ada Ensey of record in Book 1019, page 180, said Register's Office, the said James W. Stokes having since died.

TRACT III: Land in Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, December 26, 1941, as follows: BEGINNING at a point in the center of State Highway No. 100 at the intersection with the Old Highway Stokes' S. W. corner thence North & East with his west line, 1096 feet to a stake in the southern boundary line of a tract of land owned by Tom Lewis; thence with Lewis' southern boundary line, South 54-1/2 West 505 feet to a stake in the eastern boundary line of another tract of land owned by Tom Lewis; thence with Lewis' eastern boundary line, South 5 west 437 feet to a forked oak, South 11 West 480 feet to the center of said Highway No. 100 thence with the center of said Highway, northeastwardly 508 feet to the beginning. BEING property devised to Helen G. Stokes under the will of James W. Stokes of record in Will Book 62, page 30, of the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Stokes Tubbs by Warranty Deed from Helen Grooms Brush (formerly Stokes) of record in Book 5976, page 218, Register's Office for Davidson County, Tennessee, dated December 19, 1982.

The said Ann Stokes Tubbs having since died testate on September 5, 2024, and pursuant to the Last Will and Testament of Ann Stokes Tubbs, of record in Will Book 2024, page 5271, Probate Court of Madison County, Alabama, the devisees of said estate are Whitworth Stokes Jones and Gina Payne Jones. Gina Payne Jones was appointed personal representative of the Estate of Ann Stokes Tubbs as evidenced by Letters Testamentary issued by the Judge of Probate, Madison County, Alabama, dated October 25th, 2024. Muniment of title having been established by the recording of a Certified Copy of the duly probated Last Will and Testament of Ann Stokes Tubbs recorded simultaneously herewith in Instrument No. 20250728-0059158 Davidson County Register's Office, pursuant to TCA 32-5-109.

Whitworth Stokes Jones retains a 50 Percent interest in subject property.

This is ___improved ___unimproved property known as 0 Smith Farm Road, Nashville, TN 37221 (Parcels I and II) and 0 Highway 100, Nashville, TN 37221 (Parcel III).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 21st day of July, 2025.

Gina Payne Jones
GINA PAYNE JONES

STATE OF Maryland)

COUNTY OF Queen Anne's)

Personally appeared before me, A Notary Public in and for said County and State, Gina Payne Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2025.

Notary Public

CANDACE MILLER NOTARY PUBLIC QUEEN ANNE'S COUNTY, MD

My commission expires: 6/7/2027