Karen Johnson
Batch # 1306526
08/07/2025 08 10 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250807-0062590

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Jennifer Brannon, a/k/a Jennifer Erin Brannon, and spouse, Linda Roberts, a/k/a Linda M Roberts, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Jennifer Brannon and Linda Roberts, a married couple, as Trustees of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, dated August 1st, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 299 on the Plan of Miro Meadows, Second Addition, of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

BEING the same property conveyed to Linda M Roberts, a single woman, and Jennifer Erin Brannon, a single woman, as joint tenants with right of survivorship, from Leslie Holt, a single woman, and Linda M Roberts, a single woman, by Quitclaim Deed on August 15th, 2019, and recorded on September 4, 2019, Instrument No 20190904-0089465, Register's Office, Davidson County, Tennessee

This is improved property, known as 1203 Ainlay Drive, Nashville, TN 37217

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 1st day of August, 2025

Grantors:

Jennifer Brannon, a/k/a Jennifer Erin Brannon

Linda Roberts, a/k/a Linda M Roberts

Address of New Owner	Send Tax Bills to	Map and Parcel
Jennifer Brannon and Linda Roberts, as Trustees of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, 1203 Ainlay Drive, Nashville, TN 37217	Jennifer Brannon and Linda Roberts, as Trustees of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, 1203 Ainlay Drive, Nashville, TN 37217	**107 13 0 072.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer Brannon and Linda Roberts to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 1st day of August, 2025

Notary Public

RACHELA FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Jennifer Brannon and Linda Roberts, as Trustees of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, dated August 1st, 2025
Address 1203 Ainlay Drive, Nashville, TN 37217

Grantee:

Jennifer Brannon, as Trustee of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, dated August 1st, 2025

Linda Roberts, as Trustee of the Jennifer Brannon & Linda Roberts Family Living Trust 2025, dated August 1st, 2025

Subscribed and sworn to before me this 1st day of August, 2025

Notary Public

RACHELA FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028