AFTER RECORDING RETURN TO:
MetLife Legal Plans Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. Jessica Jansen 1

Karen Johnson Davidson County
Batch# 1312887 DEEDQC
08/20/2025 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066752

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 071-08-1F-004.00

QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of August, 2025, by and between **Jessica Jansen, a single woman**, whose address is 314A Duke Street, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Jessica Jansen, as Trustee of the Jessica Jansen Revocable Living Trust dated June 4, 2025**, whose address is 314A Duke Street, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WWITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

Property located in Davidson County, Tennessee, being Unit Number 4 as shown on Exhibit "A" for the Declaration of Covenants, Conditions and Restrictions for Homes at 314 Duke Street. a Horizontal Property Regime with Private Elements of record in Instrument No. 20220606-0064789, included with the By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, for a more completed identification and description of said unit.

Property commonly known as: 314A Duke Street, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/03/2023 under Document Number: 20231103-0086387 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jessica Jansen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Jessica Jansen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 8th day of August, 2025.

Notary Public
My Commission expires: 11/08/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

ALANIS N. RICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jessica Jansen

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 8th day of August, 2025.

Notary Public
My Commission Expires: 11/08/2028

ALANIS N. RICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Jessica Jansen, as Trustee of the Jessica Jansen Revocable Living Trust dated June 4, 2025
314A Duke Street
Nashville, TN 37207

Name and address of property owner:
Jessica Jansen, as Trustee of the Jessica Jansen Revocable Living Trust dated June 4, 2025
314A Duke Street
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 08/08/2025. [date of document]



Affiant Signature

08/20/2025

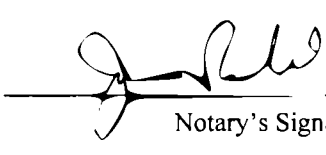
Date

State of New York

County of Erie

Sworn to and subscribed before me this 20TH day of AUGUST , 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL