Karen Johnson Davidson County
Batch# 1316884 DEEDQC
09/02/2025 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069864

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WG-QCD-25-2601-P2

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 28 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janet Clair Jenkins	**same as new owner**	
(NAME) **2601 Hillsboro Road Unit P2,**	(NAME) **same as new owner**	**117030B22400CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **same as new owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET CLAIR JENKINS AND GARY JENKINS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JANET CLAIR JENKINS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. P-2, Parcel No.224, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizonta Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

Being the same property conveyed to Mildred M. Jenkins, unmarried and Janet Claire Jenkins, unmarried, from Andrews Propertis, Inc., and Cherokee Properties, Inc by Deed of recrod in Book 5479 Page 714 in the Registers Office for Davidson County, Tennessee.

The said Mildred M. Jenkins having since died on July 18, 2008. Her interest in the subject property having vested at death in Janet Clair Jenkins, Gary Jenkins, and Karen Jenkins, her heirs at law, as evidenced by Affidavit of Heirship of record in Instrument Number **20250829-0069210** in the Registers Office for Davidson County, Tennessee.

The said Karen Jenkins having since died intestate on February 20, 2021. Her interest in the subject property having vested at death in Janet Jenkins and Gary Jenkins as her surviving heirs at law as evidenced by Affidavit of Heirship of Record in Instrument Number **20250829-0069210** in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2601 Hillsboro Road Unit P2, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 28 day of August, 2025.

Janet Clair Jenkins

Gary Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET CLAIR JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 28 day of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my/our hand(s) this the 28 day of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/28/2025** (date of document).

Affiant Signature

Date **9/2/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **2** day of **September**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027