Karen Johnson Davidson County
Batch# 1316884 DEEDQC
09/02/2025 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069865

QUITCLAIM DEED

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

WG-QCD-25-2601-PA

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 and Gary Jenkins	**Same as new owner**	
(NAME)	(NAME)	**10414008900**
2811 Westmoreland Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 AND GARY JENKINS AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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:

Being the westerly 60 feet front and 80 feet rear of Lot No. 35 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said part of Lot No. 35 fronts 60 feet on the southerly side of Westmoreland Drive and runs back 180 feet, more or less, on the easterly line and 175 feet on the westerly line, to an alley, measuring 80 feet thereon.

Being the same property conveyed to Jesse D. Jenkins and wife, Mildred M. Jenkins by Deed from Eugene L. Pearson and wife, Ora H. Pearson, of record in Book 1852 Page 131 in the Registers Office for Davidson County, Tennessee.

The said Jesse D. Jenkins having since died on May 27, 1956. His interest in the subject property vested at death in Mildred M. Jenkins as surviving tenant by the entirety.

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: **2811 Westmoreland Dr, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 25 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)

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: 11/08/28
(SEAL)



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