Karen Johnson Davidson County
Batch # 1324737 DEEDQC
09/22/2025 01:01:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250922-0075570

This instrument is prepared by:
Zachary Taylor Jenkins
209 Maybelle Lane
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Z. Jenkins Properties, LLC	New Owner	
209 Maybelle Lane		091-08-1A-018.00 CO
Nashville, TN 37205		

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 15th day of September, 2025, by and between:

GRANTOR: Zachary Taylor Jenkins, a married man, whose address is 209 Maybelle Lane, Nashville, TN 37205,

and

GRANTEE: Z. Jenkins Properties, LLC, a Tennessee limited liability company, whose address is 209 Maybelle Lane, Nashville, TN 37205.

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby remise, release, and quitclaim unto the Grantee, its successors and assigns, all of the Grantor's right, title, interest, and claim in and to the following described real property situated in Davidson County, Tennessee, to wit:

PROPERTY DESCRIPTION: Being Building No. 18 on the plan of 44 Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of 44 Tenn, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210611-007922, property address is 1011 44th Avenue North, #3, Nashville, TN 37209, in the Register's Office of Davidson County, Tennessee, together with the appurtenant undivided interest in the common elements as set forth therein, and subject to all easements, restrictions, and covenants contained in said Declaration.

PARCEL ID: 091-08-1A-018.00 CO

DERIVATION: This property was conveyed to the Grantor by Special Warranty Deed recorded in Instrument No. 20230601-0041320, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Zachary Taylor Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of September, 2025, before me, a Notary Public in and for said County and State, personally appeared Zachary Taylor Jenkins, known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office this 22 day of Sept, 2025.

Notary Public
My Commission Expires: 3/3/2027

MARIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.

Affiant

Subscribed and sworn before me, this 22 day of Sept, 2025.

Notary Public
My Commission Expires: 3/3/2027

MARIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
