Karen Johnson Davidson County
Batch# 1328650 DEEDQC
10/01/2025 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078127

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Carla Gardner-Jones, Trustee 112 Ruland Circle Hendersonville, TN 37075	Same	080 08 0 039.00

Quitclaim Deed to Trustee

Grantor: Carla Gardner-Jones (married)
Grantee: Carla Gardner-Jones, Trustee of the Revocable Trust Agreement of Carla Gardner-Jones, dated December 15, 2015, as amended and restated on September 22, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 319 on the Plan of Bordeaux Gardens, Section One, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carla D. Gardner by deed from The Emma K. Renick Family Partnership, of record in Instrument No. 20050207-0014006, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3223 Crowe Drive, Nashville, TN 37218

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

"Carla D. Gardner" and "Carla Gardner-Jones" are one and the same person.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Carla Gardner-Jones, Grantor

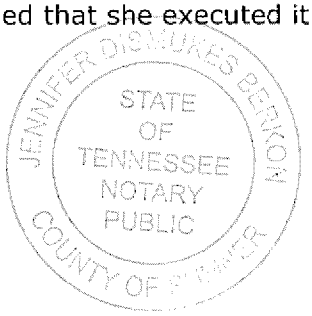
Arthur L. Jones, Jr., Grantor

Arthur L. Jones, Jr., husband of Carla Gardner-Jones, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On September 22, 2025, personally appeared before me, Carla Gardner-Jones, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

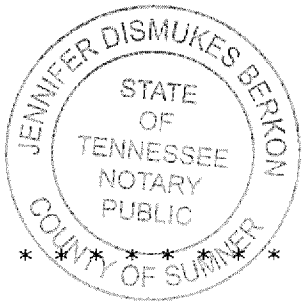
Notary Public
My commission expires: 12/27/2027



State of Tennessee
County of Sumner

On September 22, 2025, personally appeared before me, Arthur L. Jones, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027



* *

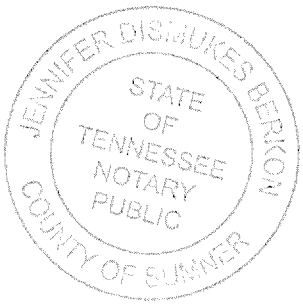
State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Carla Gardner-Jones, Trustee
Grantee

Sworn to and subscribed before me on September 22, 2025.

Notary Public
My commission expires: 12/27/2027



* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 September 22, 2025.

Signature

9/22/2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 22, 2025.

Notary's Signature
My Commission Expires: 8-1-2028

