Karen Johnson
Batch # 1333215
10/10/2025 02 34 13 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251010-0081265

813 Cedarcrest Ave
MADISON TN 37115

PREPARED BY, and RECORDING REQUESTED BY:

Marie C. Jackson, Trustee

WHEN RECORDED RETURN TO, and SEND SUBSEQUENT TAX STATEMENTS TO:

Marie C. Jackson, Trustee
813 Cedarcrest Ave
Madison, TN 37115

Map-Parcel Numbers: 04305008400

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Marie C. Jackson, a single woman, of **813 Cedarcrest Ave, Madison, TN 37115**, (the "**Grantor**"), for and in consideration of the sum of **$0.00**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and convey, as well as quitclaims, unto **Marie C. Jackson as Trustee of the MARIE C. JACKSON FAMILY TRUST, dated September 15, 2025**, (the "**Grantee**") as the sole tenant, the following described property located and situate in the **County of Davidson, State of Tennessee**, more particularly described and bounded as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Property commonly known as: **813 Cedarcrest Ave, Madison, TN 37115.**

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ M.C.J

IN WITNESS WHEREOF the Grantor has executed this instrument this 7th day of October, **2025**.

Marie C. Jackson

Marie C. Jackson

Signed in the presence of:

Witness signature

Jennifer Bruch

Witness name

Acknowledgment

State of Tennessee

County of Robertson

Personally appeared before me, Aleah Bartlett, a Notary Public, **Marie C. Jackson**, the within named Grantor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 7th day of October, **2025**.

Aleah Bartlett
Notary Public

ALEAH BARTLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My commission expires:

Jan. 30 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Marie C Jackson Affiant
Subscribed and sworn before me this the
10 Day of October, 2025.
J Rivera, Deputy Register

"EXHIBIT A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 25 of Block "E" on the Map of Crestview Estates, of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to: Plan of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, Zoning; setback requirements; general utility, sewer and drainage easements of record; 2025 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record, if any.

DESCRIPTION TAKEN FROM PREVIOUS DEED.

Being the same property conveyed to Marie C. Jackson, by Warranty Deed from Steve Sloan, recorded on 11/06/2006 as Instrument No. 20061106-0137570, in the Register's Office of Davidson County, Tennessee.

Tax Parcel / Property ID: 04305008400

This is improved property known as 813 Cedarcrest Avenue, Madison, Tennessee 37115.