QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Karen Johnson Davidson County
Batch # 1344746 DEEDQC
11/12/2025 04:02:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251112-0090226

This instrument prepared by:
Debra A. Morton
Attorney at Law
788 E. McMurry Boulevard
Hartsville, Tennessee 37074

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Milton J. Jones, Jr. Brenda K. Jones Ian Colby Jones, Sr. 2611 Paddle Wheel Drive Nashville, Tennessee 37214	Milton J. Jones, Jr. Brenda K. Jones 2611 Paddle Wheel Drive Nashville, Tennessee 37214	Control Map: A Group: 2 Parcel: 70.00 P/I: R

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Milton J. Jones, Jr. and wife, Brenda K. Jones, hereinafter called the Grantors, have quitclaimed all of their interests unto Milton J. Jones, Jr. and wife, Brenda K. Jones, and their son, Ian Colby Jones, Sr., as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 60A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Book 6250, Page 996, Register's Office for said County, reference to the record thereof being hereby made for full particulars.

BEING part of the same property conveyed to Cross Properties, a Tennessee General Partnership, by Deed from L. Winston Biggs and Linda J. Biggs, his wife, of record in Book 6728, Page 757, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) declaration of covenants, conditions, and restrictions of record in Book 6851, Page 370, and amended in Book 6982, Page 747, both in said Register's Office, and (b) the matters set forth in the above-referenced Plan of record.

BEING the same property conveyed to Milton J. Jones, Jr., and wife, Brenda K. Jones, by Warranty Deed from Cross Properties, a Tennessee General Partnership, dated October 15, 1986, of record in Book 7016, Page 370, Register's Office for Davidson County, Tennessee.

This is improved property known as 2611 Paddle Wheel Drive, Nashville, Tennessee 37214.

THIS INSTRUMENT and the interests hereby released and conveyed are subject to all easements, taxes, restrictive covenants and conditions, ordinances, encumbrances, and other matters of record, including all items set out on any applicable Plat of record.

WITNESS my hand this the 12th day of November, 2025.

GRANTORS:

MILTON J. JONES, JR.

BRENDA K. JONES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Milton J. Jones, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained by signing his name in his capacity as Grantor.

WITNESS my hand and official seal this 12th day of November, 2025.

NOTARY PUBLIC

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires:
07/27/2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brenda K. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained by signing her name in her capacity as Grantor.

WITNESS my hand and official seal this 24th day of November, 2025.

Debra A. Morton
NOTARY PUBLIC

My Commission Expires: 07/27/2027

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Milton J. Jones, Jr.
MILTON J. JONES, JR. Affiant

Sworn to and subscribed before me, this
the 24th day of November, 2025.

Debra A. Morton
Notary Public

My Commission Expires: 07/27/2027

DEBRA A MORTON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

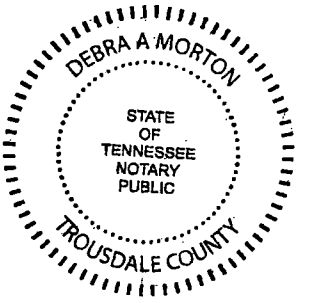
I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Brenda K. Jones
BRENDA K. JONES Affiant

Sworn to and subscribed before me, this
the 12th day of November, 2025.

Debra A Morton.
Notary Public

My Commission Expires: 07/27/2027



STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. There is no cash consideration given for this transfer.

Ian C. Jones SR
IAN COLBY JONES, SR. Affiant

Sworn to and subscribed before me, this
the 12th day of November, 2025.

Debra A Morton.
Notary Public

My Commission Expires: 07/27/2027

