Karen Johnson Davidson County
Batch# 1345715 DEEDQC
11/13/2025 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090495

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

SG-QCD-25-275

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 13 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela Jones	**Angela Jones**	
(NAME)	(NAME)	**14904005200**
221 Melmack Drive,	**221 Melmack Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(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, **ANGELA DENISE JONES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANGELA JONES** 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 Lot No. 303, on the Plan of Edge-O-Lake, Section Five, of record in Book 3500, Page 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 303 fronts 109.49 feet on the northwesterly side Bell Road, and extends back 186 feet on the northeasterly line and 165.19 feet on the southwesterly line to a dead line measuring 111.45 feet thereon.

BEING the same property conveyed to Roy D. Jones by deed from Richard T. Sutton, of record in Book 10996, Page 008, Register's Office for Davidson County, Tennessee, and later inherited by Angela Denise Jones and Donald Wayne Jones, as equal tenants in common, as evidenced by the Affidavit of Heirship of record at Instrument No. 20180808-0077835, said Register's Office.

BEING the same property conveyed to Angela Denise Jones, with a full and undivided interest, of record in Instrument No. 20180809-0078811, Register's 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 **unimproved** property known as: **275 Bell Road, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 13 day of November, 2025.

Angela Denise Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA DENISE JONES, 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 hand and official seal, this the 13 day of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 11/13/2025 (date of document).

Affiant Signature

Date 11/13/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

