Karen Johnson
Batch # 1349783
11/21/2025 11 34 56 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251121-0093220

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MELISSA JONES, AFFIANT Subscribed and sworn to before me, this 21 day of October 2025. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MELISSA ANN JONES, TRUSTEE 7113 River Park Court Nashville, TN 37221	New Owner	Map and Parcel No.: 155-03-0B-007.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Chris M. Jones and Melissa Jones, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Melissa Ann Jones, Trustee of the Residence Trust, created October 21, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 7113 River Park Court, Nashville, TN 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of River Park Estates of record in Book 6250, Page 658 Register's Office for said County.

Said Lot No. 7 fronts 52.95 feet on the northwesterly margin of River Park Court and extends back 142.05 feet on the northeasterly line(s) and 134.64 feet on the southwesterly line to a dead line in the rear, measuring 94.35 feet thereon.

Being the same property conveyed to Chris M. Jones and Melissa Jones from Susan R. Riestra, unmarried, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20030919-0138578.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of October 2025.

Chris M. Jones, Grantor

Melissa Jones, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Chris M. Jones**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of October 2025.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Melissa Jones**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of October 2025.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

