Karen Johnson
Batch # 1352847
12/02/2025 12 51 35 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251202-0095468

QUITCLAIM DEED

Prepared by and return to:
Matthew Scott Niehoff
2107 Oakwood Avenue
Nashville, TN 37207

THIS INDENTURE, made and entered into this 12 day of November, 2025, by and between **JASON BENION JENKINS**, whose mailing address is **1403 Russell Street, Nashville, Tennessee 37206**
(hereinafter referred to as "Grantor"),

and

MATTHEW SCOTT NIEHOFF, whose mailing address is **2107 Oakwood Avenue, Nashville, Tennessee 37207**
(hereinafter referred to as "Grantee")

WITNESSETH:

That the said Grantor, for **no monetary consideration and pursuant to a divorce decree**, has remised, released, and forever quitclaimed, and by these presents does remise, release, and forever quitclaim unto the said Grantee, his heirs and assigns, all right, title, and interest which the said Grantor has or may have had in and to the following described real property, situated in **Davidson County, Tennessee**, to-wit.

Legal Description:
UNIT 289 VILLAS AT CONCORD PLACE PH 5 AMEND

Property Address:
8900 Greylock Road
Brentwood, Tennessee 37027

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

~~To have and to hold the same unto the said Grantee, his heirs and assigns forever, so that neither the said Grantor nor his heirs, executors, or administrators shall hereafter have, claim, or demand any right or title whatsoever in or to the said premises or any part thereof~~ MN

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on the day and year first

Owner (send tax bills to):
Matthew Niehoff
2107 Oakwood Ave
Nashville, TN 37207

Current derivation clause:
20140703-0059061

above written.

Jason Benion Jenkins, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jason Benion Jenkins**, 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 12 day of Nov, 2025

Doris J Bratcher
Notary Public

My commission expires: 5/8/28

DORIS J. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording, Return To:
Matthew Scott Niehoff
2107 Oakwood Avenue
Nashville, TN 37207

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn before me, this 2 day of December, 2025

Notary

CAMESHA RAQUEL BECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2028

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Unit 289 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20080402-0032984 on April 2, 2008.

PIN NO: 181-11-0C041.00

STREET ADDRESS: 8900 Greylock Drive, Brentwood, TN 37027

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.