Karen Johnson Davidson County
Batch# 1357393 DEEDQC
12/12/2025 11:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251212-0099117

AFTER RECORDING, PLEASE RETURN DOCUMENT
AND TAX STATEMENTS TO:
NINA JACKSON AND LARRY JACKSON REVOCABLE LIVING TRUST
3266 HINKLE DR
NASHVILLE, TN 37218

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Nina Jackson and Larry Jackson Revocable Living Trust 3266 Hinkle Dr Nashville, TN 37218	Same as Grantee	Parcel #: 060 08 0 289.00

This Quitclaim Deed (the "Deed") is made effective this 10 day of December, 2025 (the "Effective Date") between Larry D. Jackson and wife, Nina M. Jackson (the "Grantors"), and the Nina Jackson and Larry Jackson Revocable Living Trust dated December 10, 2025, and any amendment thereto, Nina Jackson and Larry Jackson, Trustee, or any successors in interest (the "Grantee").

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 57.0 feet on the northerly margin of Hinkle Drive and runs back between lines, 134.52 feet on its westerly line, and 134.71 feet on its easterly line, to a line in the rear on which it measures 55.28 feet thereon.

Being the same property conveyed to Rolande R. Demonbreun by deed from Reable Lee Anderson, unmarried, of record in Book 4916, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3765, page 141, and to the limitations shown on the Plan of record in Book 3600, page 49, all of record in the Register's Office for Davidson County, Tennessee, and to 1979 property taxes which the Grantees assume.

James W. Demonbreun joins in the execution of this instrument for the purpose of conveying any right he may have to the above described property.

Being the same property conveyed to Larry D. Jackon and wife, Nina M. Jackson by warranty deed in Deed Book 00005449, at Page 0000996, Register's Office for Davidson County, Tennessee.

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

This property is known as **3266 Hinkle Dr, Nashville, TN 37218.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00005449, at Page 0000996.**

Witness my hand this 10 day of December, 2025.

Larry D. Jackson
Grantor Signature - Larry D. Jackson

Nina M. Jackson
Grantor Signature - Nina M. Jackson

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, Nina Jackson and Larry Jackson, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 10th day of December, 2025.

Notary Public: [signature]
My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Marci Davis
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 10 day of December, 2025.

Notary Public: [signature]
My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 12/12/25.

Date

Lam Mo
Affiant Signature

12/12/25
Date

State of TN
County of Wilson

Sworn to and subscribed before me this 12 day of December, 2025.

Taylor Moore
Notary's Signature

My Commission Expires: 8/31/2027
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY