RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Richard K. Jones Family Trust
4043 Outer Drive
Nashville, TN 37204

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch # 1365019 DEEDQC
01/05/2026 10:19:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000195

Map & Parcel No: 132-01-0-122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kaitlyn B. Jones, Executor for the Estate of Richard Rhea Jones,** "the Grantor," conveys and quitclaims unto **Kaitlyn B. Jones, Trustee of the Richard K. Jones Family Trust,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot fronts 104 feet on the westerly side of Outer Drive and runs back between parallel lines, 195 feet to a dead line, measuring 104 feet thereon.

Being the same property conveyed to Lem Jones and wife, Rebecca D. Jones, by Warranty Deed from Harold Alfred Wise, unmarried, Estill S. Ellis and wife, Anne C. Ellis, of record in Book 3507, Page 173, Register's Office for Davidson County, Tennessee, dated February 26, 1963 and recorded on February 28, 1963. The said Lem Jones aka Lemuel Russell Jones died on or about April 14, 1976, leaving Rebecca D. Jones as the surviving tenant by the entirety.

The said Rebecca D. Jones died on or about August 7, 1990, survived by Richard R. Jones and Lem Dale Jones. Affidavits of Heirship of record in Book 11376, Page 861, Book 1137, Page 863 and Book 11376, Page 864, Register's Office for Davidson County, Tennessee.

The said Richard R. Jones aka Richard Rhea Jones died on or about May 31, 2021. See Docket No. 21PR-11813, Probate Division of the Chancery Court for Williamson County, Tennessee.

The said Lem Dale Jones aka Lemuel Dale Jones died on or about May 16, 2025. See Docket No. 2025PR-448, Probate Division of the Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to Shellie Nicole Jones Bryant, Trustee of the Family Trust FBO Of Jean Tempie Jones by Executor's Deed from Shellie Nicole Jones Bryant, Executor for

the Estate of Lem Dale Jones, of record in Instrument No. 20251125-0094123, Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on November 25, 2025, as to a one-half (50%) interest.

Being improved property known as 4043 Outer Drive, Nashville, Tennessee 37204.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 30th day of December, 2025.

The Estate of Richard Rhea Jones, Deceased

By: Kaitlyn B. Jones, executor (SEAL)
Kaitlyn B. Jones, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared Kaitlyn B. Jones, Executor for the Estate of Richard Rhea Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2025.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 9/5/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of December, 2025.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: