TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

Karen Johnson
Batch # 1368160
01/12/2026 09:26:31 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260112-0002525

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
THE DONALD AND KATHLEEN JONES LIVING TRUST dated the 9th, January of 2026. Donald Jeffrey Jones and Kathleen Marie Jones, Trustees 5667 Eatons Creek Road, Joelton, Tennessee, 37080	Same	029 00 0 254.00 029 00 0 255.00 029 00 0 245.00 029 00 0 246.00 029 00 0 390.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Donald Jeffrey Jones and Kathleen Marie Jones as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE DONALD AND KATHLEEN JONES LIVING TRUST dated the 9th of January, 2026 all their right, title and interest in and to a certain tract of land in Davidson County as described as follows:

TRACT 1:
Being in the 14th Civil District of said County. being more particularly described according to a survey made by Barry Greer & Associates, dated April 12, 1974, License #211.

Beginning at an iron pin at the intersection of the northwesterly boundary of the right of way of a newly constructed dedicated road with the southerly corner of a trace conveyed by J.C. Carrington. Jr., and wife. to Olice Conchin and wife, recorded in Book 4243, page 691.
thence South 58 deg. OT 360.40 feet to an iron pin in the right of way boundary;
thence North 86 deg. 29' West 290.30 feet
thence North 19 deg. 02· East 86.2 feet:
thence North 30 deg. 42' West 544.5 feet;

thence 87 deg. 0 l' East 221.65 feet to a stake:
thence South 59 deg. 43' East 725.3 feet to the point of beginning.

TRACT 2:
Land in the 14th Civil District of Davidson County. Tennessee. being Lot No. 1 on the unrecorded map of Josephine M. Schnupp Property and described according to a survey of Gary R. Cummings, Surveyor. January 24. 1967, as follows:

Beginning on the westerly margin of Eatons Creek Road at the intersection of the same and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott. Jr., and wife. of record in Book 214, page 52. Register's Office for said County;
thence North 60 deg. West 1075.8 feet;
thence South 84 deg. 50' East 789.4 feet to the westerly margin of Eaton's Creek Road:
thence with the same South 9 deg. 40' East 430 feet to the beginning. containing 3.9 acres, more or less.

TRACT 2A:
Land in Davidson County. Tennessee, being a trace of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings. Surveyor, January 24, 1967, as follows:

Beginning at a point on the westerly margin of Eaton's Creek Road, said point being North 9 deg. 40' West 430 feet from the intersection of said Eaton's Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr., and wife. of record in Book 2143, page 52. Register's Office for said County;
thence North 84 deg. 50' West 789.4 feet;
thence North 14 deg. East 229.5 feet;
thence South 82 deg. 30' East 707 feet to the westerly margin of Eaton's Creek Road;
thence with the same South 9 deg. 40' East 200 feet to the beginning, containing 3.6 acres, more or less.

Being the same property conveyed to Jackson L. Howell and wife, Kathy C. Howell by deed from Glen A. Bauman and wife, Sandra F. Bauman of record in Book 5026, page 522, and to Kathy C. Howell by deed from Jackson L. Howell of record in Book 5534, page 517, Register's Office for Davidson County, TN.

Being the same property conveyed to Donald Jeffrey Jones and wife, Kathleen M. Jones, (aka Kathleen Marie Jones) by Trustee's Deed from, Samuel K. Crocker, Trustee for Jackson Lockard Howell, signed on March 6th, 1997 and filed March 11th, 1997, of record in Book **10376**, pages **23** - 33, Register's Office for Davidson County, Tennessee.

The property is commonly known as 5667 Eatons Creek Road, Joelton, Tennessee, 37080.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE DONALD AND KATHLEEN JONES LIVING TRUST dated 9th, January, 2026.

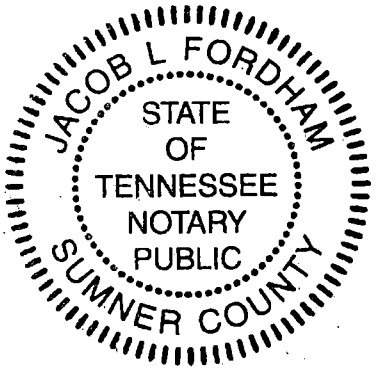
Signed this 9th of January, 2026.

Donald Jeffrey Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Donald Jeffrey Jones with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 9th of January, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

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I, the above listed grantor conveys my interest in the real property to THE DONALD AND KATHLEEN JONES LIVING TRUST dated 9th, January, 2026.

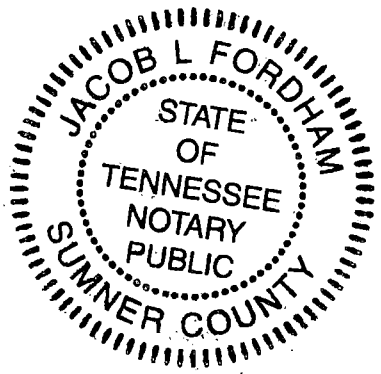
Signed this 9th of January, 2026.

Kathleen Marie Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Kathleen Marie Jones with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 9th of January, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

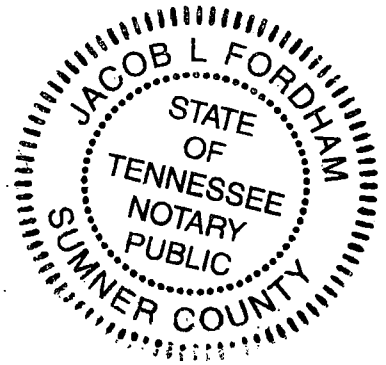
Signed this 9th of January, 2026.

Donald Jeffrey Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Donald Jeffrey Jones with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 9th of January, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.