This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1373156 DEEDQC
01/23/2026 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260123-0006064

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PAJ 2023 Trust **402 Farris Ave** **Madison, TN 37115**	**071-01-0-097.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PATRICIA ANN JONES** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **PAJ 2023 TRUST U/T/A DATED JUNE 15, 2023** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, page 62, Register's Office for said County.
>
> Said Lot No. 18 fronts 55.9 feet on the easterly margin of Monticello Drive and extends back 155.7 feet on the southerly line and 183.6 feet on the northerly line to a dead line in the rear, measuring 54.5 feet thereon.
>
> Being the same property conveyed to PATRICIA ANN JONES and husband, AUSTIN JAMES JONES, SR., by deed from JOYCE LAVERNE HARRIS, WILLIAM ROBERT HARRIS, SR., MARY ARLENE HARRIS, and JACQUELYN ANNETTE THOMPSON, heirs at law of MARGARET HARRIS, deceased, of record in Instrument No. 20020820-0100748 in the Register's Office of Davidson County, Tennessee. The said AUSTIN JAMES JONES, SR. died on January 13, 2023, with his interest in the property vesting in his wife, PATRICIA ANN JONES, as the tenant by the entirety.

This is improved property known as 2313 Monticello Drive, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 21 day of January, 2026.

GRANTOR:

Patricia Ann Jones

PATRICIA ANN JONES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PATRICIA ANN JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of January, 2026.

Catherine Clearwaters

NOTARY PUBLIC

CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 22, 2029

My Commission Expires: 1-22-29

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Patricia Ann Jones

Affiant

Subscribed and sworn to before me, this 21 day of January, 2026.

Catherine Clearwaters

NOTARY PUBLIC
My Commission Expires: 1-22-29

CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 22, 2029

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 January 21, 2026 (date of document).

Affiant Signature

1-22-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of January, 20 26.

Notary's Signature

My Commission Expires: 11-2-26

