Karen Johnson Davidson County
Batch# 1377065 DEEDQC
02/06/2026 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008837

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JHG Construction, LLC** ("Grantor"), a Nebraska Limited Liability Company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Jennifer A. Jones and Justin B. Jones, as Co-Trustees, or any successor Trustee or Co-Trustee, of the Jennifer A. Jones Trust, under agreement as amended and restated February 20, 2025, together with any further amendments made thereto,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Being Lot No. 269 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, Pages 89 and 90, Register's Office for said county, more particularly described as follows:

Beginning at a point in the Westerly margin of Skymont Drive, the common front corner of Lots 269 and 270; thence along the line between said lots Westwardly 398.0 feet to a monument, the common rear corner of Lot No. 269 and 270; thence Southwardly along the rear line of Lot No. 269, 313.6 feet to a monument in the Northerly margin of Tynewood Drive; thence Eastwardly along the Northerly margin of Tynewood Drive 241.7 feet to a monument, the beginning of a curve; thence around said curve Northeastwardly 37.2 feet to a monument in the Westerly margin of Skymont Drive; thence Northwardly along the Westerly margin of Skymont Drive 223.8 feet to the point of beginning.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20241107-0086668 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9th day of Jaauary, 2026.

JHG Construction, LLC

By: Justin Jones, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Justin Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **JHG Construction, LLC** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **JHG Construction, LLC** by himself as Sole Member.

WITNESS my hand and official seal at office this 9th day of **January, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/17/2028

FRANCESCA KIM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

For recording information only

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of **January, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/17/2028

FRANCESCA KIM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY ADDRESS: **1612 Tynewood Dr., Nashville, TN 37215**

TAX PARCEL NO.: **13113003500**

PROPERTY OWNER: **Jennifer A. Jones and Justin B. Jones, as Co-Trustees, or any successor Trustee or Co-Trustee, of the Jennifer A. Jones Trust, under agreement as amended and restated February 20, 2025, together with any further amendments made thereto**

OWNER'S ADDRESS: 4625 Skymont Dr., Nashville, TN 37215 .

MAIL TAX BILLS TO: owner at owners address

Certificate of Authenticity

I, Holly A. Mason, 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 9 2026.

Affiant Signature

1/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY