This instrument was prepared by:
John Michael Jackson
504 Windy Rd
Mt. Juliet TN 37122

Once recorded, return to:
John Richard Jackson
2325 Selma Ave
Nashville TN 37214

Karen Johnson Davidson County
Batch # 1381831 DEEDQC
02/17/2026 12:37:10 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260217-0012415

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Wilson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ US Dollars ($ 0.00) in hand, paid to JOHN MICHAEL JACKSON, with an address of 504 WINDY RD, MOUNT JULIET, TN. 37122 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to JOHN RICHARD JACKSON, with an address of 2325 SELMA NASHVILLE, TN. 37214 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Source of Title

Tax Parcel ID Number 084150003700 20250113-0002637

The property identified herein ☐ is -OR- ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: JOHN RICHARD JACKSON

Address: 2325 SELMA NASHVILLE, TN 37214

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 2-10-26

Printed Name: John Michael Jacobs

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Wilson)

On February 10th 2026 before me, Elijah C Stinson ,
personally appeared John Jackson ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELIJAH C STINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Signature Elijah C Stinson

Printed Name Elijah C Stinson

My Commission Expires 12/24/26

(Seal)

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 15th day of February, 2026

Notary

KATHRYN MICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

BK 3027

Exhibit A

INSTALLMENT DEED

FROM 56626

J. D. Wright, et ux

TO

John H. Jackson, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of FEB A.D. 1960 at 8:37 o'clock A.M.
Noted in Book 2.5 Page 207.
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By

City Title Company
A Division of
City Title Insurance Company
American Trust Building
W. Cor. Third & Union
NASHVILLE, TENNESSEE

FOR AND IN CONSIDERATION of the sum of two thousand, eight hundred, fifty and no/100----------($2,850.00)----- *Dollars,*

of which five hundred and no/100----------($500.00)----- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder two thousand, three hundred, fifty and no/100----------($2,350.00)- *Dollars,*

John H. Jackson and wife, Inez Jackson

ha. ve *executed*

one note of even date herewith in the principal amount of $2,350.00, and payable to the order of J. D. Wright and wife, Elizabeth C. Wright in 47 monthly installments of 850.00 each, plus interest from date at the rate of 6% per annum on the unpaid balance remaining from time to time, said interest being payable with each payment of principal, the first installment falling due on the 25th dayof February, 1960, and monthly thereafter until the principal and interest have been paid in full, and privilege of prepayment is reserved,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, J. D. Wright and wife, Elizabeth C. Wright

have this day bargained and sold, and do hereby transfer and convey unto the said John H. Jackson and wife, Inez Jackson, their

successors and heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 27 on the Plan of Castlewood Estates, Section I, as of record in book 2331, page 72, Register's Office for said County. Said lot No. 27 fronts 336.0 feet on a broken line on the north side of Revere Place and extends back 157.5 feet on the east side and 268.0 feet on the west side to a line in the rear, measuring 437.0 feet thereon. Being part of the real property conveyed to J. D. Wright and wife, Elizabeth C. Wright, by deed from Robert L. Eatherly and wife, dated January 3, 1958, filed January 16, 1958, and recorded in book 2735, page 45, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises; anchor easements at southeast, southwest corners and 120 feet west from southeast corner; 100-foot building setback line from Revere Place, and conditions of owners certificate, as shown on plan of record in book 2331, page 72, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2450, page 469, said Register's Office.

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