Karen Johnson Davidson County
Batch# 1384932 DEEDQC
02/24/2026 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014589

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 20th day of February, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret B. Jones, Trustee 100 Placid Grove Lane, Unit 1705 Goodlettsville, Tennessee 37072	SAME	104 13 0 206.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Margaret B. Jones**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Margaret B. Jones, Trustee of the Margaret B. Jones Living Trust, established by the Revocable Trust Agreement of Margaret B. Jones dated February 20, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of February, 2026.

Margaret B. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret B. Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of February, 2026.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 13 of Block "B" on the Map of Bellwood Subdivision, of record in Book 547, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the southerly side of Valley Vista Road and runs back 136.27 feet on the westerly line and 139.62 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Margaret Jones by deed from Phuoc Vinh Phan and Nancy Ngoc Pham, husband and wife, of record as Instrument No. 20181107-0110414, Register's Office for Davidson County, Tennessee.

Margaret B. Jones and Margaret Jones are one and the same person.

This is improved property known as 3265 Valley Vista Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 20, 2026.

02/24/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

