Karen Johnson Davidson County
Batch # 1386057 DEEDQC
02/26/2026 12:34:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260226-0015340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST	**SAME**	**P/O 114-14 012**
(NAME) **208 Forrest Valley Circle, Unit B**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Rogers S. Jackson and Ashley Sweet, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Rogers S. Jackson, Jr. and Ashley Sweet, Trustees of THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** established by **The Trust Agreement of THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 208 Forrest Valley Circle, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 208 Forrest Valley Circle, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201120-0136810, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Maria Gutierrez Jackson, by Deed from Rogers S. Jackson, Trustee and Maria C. Jackson, Trustee, recorded on July 14, 2010 in Instrument No: 20100714-0055120 said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rogers S. Jackson and Ashley Sweet, husband and wife, from Maria Gutierrez Jackson, by Quitclaim Deed dated March 17, 2021, of record in Instrument No. 20210319-0036762, Register's Office for Davidson County, Tennessee.

The said Rogers S. Jackson and Rogers S. Jackson, Jr., are one in the same for purposes of this transaction. (Emp. Added)

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **208 Forrest Valley Circle, Unit B, Nashville, TN 37209.**

Witness our hands, this the 23rd day of February, 2026.

Rogers S. Jackson

Ashley Sweet

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 **Rogers S. Jackson** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 23rd day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

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 **Ashley Sweet** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 23rd day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030