Karen Johnson Davidson County
Batch# 1386636 DEEDQC
02/27/2026 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015824

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Jeansonne Family Trust 140 Prospect Hill Nashville, TN 37205	New Owner	116-08-0F-140.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Michael M. Jeansonne and Melanie J. Jeansonne, husband and wife,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Michael McDowell Jeansonne and Melanie Louise Jeansonne, Trustees of the Jeansonne Family Trust, dated August 4, 2023,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Resubdivision of Lots 140 and 141 of Sugartree #3 Revised of record in Plat Book 5210, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael M. Jeansonne and Melanie J. Jeansonne, husband and wife, by Warranty Deed from Russell Family Revocable Living Trust u/a/d September 29, 2022, of record in Instrument No. 20241226-0099401, Register's Office for Davidson County, Tennessee.

Melanie J. Jeansonne and Melanie Louise Jeansonne are one and the same person.

This is improved property known as **140 Prospect Hill, Nashville, TN 37205.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 27th day of February, 2026.

GRANTOR:

Michael M. Jeansonne

Melanie J. Jeansonne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Michael J. Jeansonne,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Melanie J. Jeansonne,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 27th day of February, 2026.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on 2/27/24.

Signature

Date: 2/27/24

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 27th day of February, 2024

Tracey Perry
Notary Public

My commission Expires: 11-5-29

SEAL

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON