Karen Johnson
Batch # 1390290
03/09/2026 09:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260309-0018434

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: **MELISSA A. RICE and VICTORIA L. JACKSON Co-Executrices for the ESTATE MARY A. JACKSON**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **VICTORIA L. JACKSON, MELISSA A. RICE, CHRISTOPHER C. JACKSON and MICHAEL O. JACKSON**

ADDRESS NEW OWNERS:
Melissa A. Rice
1200 Logue Road
Mt. Juliet, TN 37122

Christopher C. Jackson
302 Brookside Drive
Brenham, TX 77833

Michael O. Jackson
17935 Hwy 76 E
Springfield, TN 37172

Victoria L. Jackson
2838 Colonial Circle
Nashville, TN 37214

SEND TAX BILLS:
Victoria L. Jackson
2838 Colonial Circle
Nashville, TN 37214

MORTGAGEE: None

MAP & PARCEL: 3D-43410

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, we, **Melissa A. Rice and Victoria L. Jackson**, Co-Executrices for the **Estate of Mary A. Jackson** (DOD March 23, 2024--see Davidson County Probate Court, No. 24P1082), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estates right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for said County.

Said Lot No. 25 fronts 70 feet on the northly side of Colonial Circle and runs back between lines 255.15 feet on the easterly line, and 270.9 feet on the westerly line to a

broken line in the rear, a part of which is the right of way of the Tennessee Central Railroad in which is measures on said entire rear line, 78.4 feet.

Being part of the property conveyed to Don O'Neil Jackson and wife, Mary Ann Jackson by deed from Ernest R. Frey and wife, Virginia L. Frey as recorded in Book 3789, Page 130, Register's Office for Davidson County, Tennessee. The said Don O'Neil Jackson having since died on April 21, 2019, and the said Mary Ann Jackson died Testate in Davidson County on March 23, 2024, Probate Case No. 24P-1082.

This is improved real property located at and known as **2838 Colonial Circle, Nashville, Davidson County, Tennessee, 37214.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to Article Three, paragraph 3.3 to the Last Will and Testament of **MARY A. JACKSON,** devising a Life Estate to her daughter, Victoria L. Jackson, do hereby quitclaim and convey a life estate in said property to **VICTORIA L. JACKSON,** until her death or voluntary removal therefrom, and a remainder interest in said real property equally to **MELISSA A. RICE, CHRISTOPHER C. JACKSON AND MICHAEL O. JACKSON,** their heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 4 day of MARCH, 2026.

Victoria L. Jackson
VICTORIA L. JACKSON, Co-Executrix

DAVID KENNEDY, JR. Trustee

Melissa A Rice
MELISSA A. RICE, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MELISSA A. RICE, Co-Executrix** for the **Estate of MARY A. JACKSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2026.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/22/2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **VICTORIA L. JACKSON, Co-Executrix** for the **Estate of MARY A. JACKSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2026.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 01/22/2029

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2026.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 01/22/2029

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

Tiffany Buchanan
AFFIANT

Subscribed and sworn to before me this 4th day of March, 2026.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 01/22/2029

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON