Karen Johnson
Batch # 1391486
03/11/2026 11:21:07 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260311-0019381

QUITCLAIM DEED

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Michael Jenkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025.

Notary Public (AFFIX SEAL)
My Commission Expires: 07/30/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) J.A.M. Document	(NAME) Same	Map: 063-00-0-241.00
(ADDRESS) 1616 Hudson Road	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Michael Jenkins, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Michael Jenkins, Trustee, or his successors in interest, of the J.A.M. Document, and any amendments thereto, his entire right, title and interest in and to a certain tract of land in Davidson County County, Tennessee, described as follows:

BEING Lot No. 1, on the Robert F. McDaniel, Etux Property of record in Plat Book 9700, Page 978, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Debra S. Robertson, unmarried, by deed from Robert F. McDaniel and wife, Sue McDaniel, of record in Book 11671, Page 502, dated September 15, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20240819-0063371, Register's Office for said County.

Being the same property conveyed to Michael Jenkins by **Warranty Deed** from Debra S. Robertson, of recorded Instrument Number: 20250516-0038707 at the Register's Office for Davidson County, Tennessee.

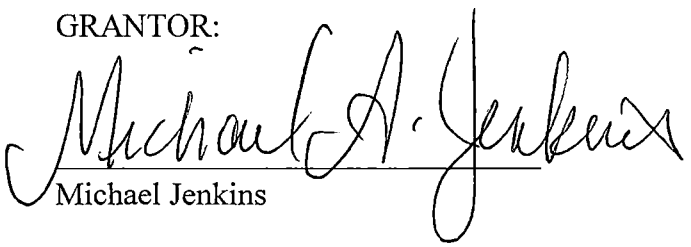
This improved property, known as 1616 Hudson Road, Madison, TN 37115.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 10th day of March, 2025.

GRANTOR:



Michael Jenkins

GRANTOR:

{Notary signature on the following page}

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STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Jenkins, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2025.



NOTARY PUBLIC

My commission expires: 07/30/2029

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