Name and Address of New Owner:
Richard R. Jones Family Trust
Attn: Kaitlyn Jones
530 American Road
Nashville, TN 37209

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 092-12-032

Karen Johnson Davidson County
Batch# 1393921 DEEDQC
03/17/2026 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260317-0021226

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Kaitlyn B. Jones, Trustee of the Richard R. Jones Family Trust**, "the Grantor," conveys and quitclaims unto **Kaitlyn B. Jones, Trustee of the Richard R. Jones Family Trust FBO Kaitlyn B. Jones and Travis G. Jones, Trustee of the Richard R. Jones Family Trust FBO Travis G. Jones, as tenants in common,** "the Grantees," all my right, title, and interest, if any, *being a one-half (50%) interest,* to the following described real estate in Davidson County, Tennessee:

Being the northerly part of Lot No. 280 on the Plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County.

Beginning at a point in the southwest corner of Cedar Street and 18th Avenue North; thence with the southerly line of Cedar Street, westwardly 50 feet to the easterly line of Lot No. 279; thence with the easterly line of said lot, southerly 108 feet, more or less, to the north line of the property conveyed to S. B. Alford by Deed from the Family Service Laundry of record in Book 996, Page 86, Register's Office for Davidson County, Tennessee; thence eastwardly 50 feet to the westerly margin of 18th Avenue North; thence with the westerly margin of said Avenue northwardly 108 feet, more or less, to the point of beginning.

Being the same property conveyed to Lem Jones and wife, Rebecca Jones, by Warranty Deed from George Gianika, Mary Gianika McDaniel, and Lula Gianika Blake of record in Book 4004, Page 26, Register's Office for Davidson County, Tennessee, dated March 4, 1966 and recorded April 7, 1966.

The said Lem Jones died on or about April 14, 1976, leaving Rebecca Jones as the surviving tenant by the entirety. The said Rebecca Jones died intestate on August 7, 1990, survived by her sons, Richard Rhea Jones and Lem Dale Jones. Affidavit of Heirship of Record in Instrument No. 202603170021223 said Register's Office. The said Richard Rhea Jones died on May 31, 2021. See Docket No. 21PR-11813, Probate Division of the Chancery Court for Williamson County, Tennessee. The said Lem Dale Jones died on May 16, 2025. See Docket No. 2025PR-448, Probate Division of the Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to Shellie Jones Carlton, Trustee of the Family Trust FBO of Jeanie Tempie Jones by Quitclaim Deed from Shellie Jones Carlton f/k/a Shellie Nicole Jones Bryant, Executor for the Estate of Lem Dale Jones, deceased, of record in Instrument No. ___202603170021224___, Register's Office for Davidson County, Tennessee, dated March ____, 2026, and recorded on March ____, 2026, as to a one-half (50%) interest.

Being the same property conveyed to Kaitlyn B. Jones, Trustee of the Richard R. Jones Family Trust, by Quitclaim Deed from Kaitlyn B. Jones, Executor for the Estate of Richard Rhea Jones, deceased, of record in Instrument No. ___202603170021225___, Register's Office for Davidson County, Tennessee, dated March ____, 2026, and recorded on March ____, 2026, as to a one-half (50%) interest.

Being unimproved property known as 1801 Charlotte Avenue, Nashville, Tennessee 37203.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17 day of March, 2026.

Richard R. Jones Family Trust

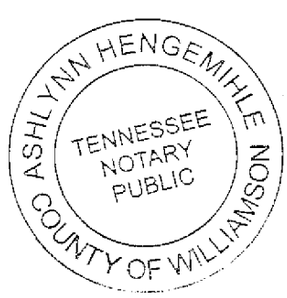
Kaitlyn B. Jones (SEAL)
Kaitlyn B. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of March, 2026, before me personally appeared Kaitlyn B. Jones, Trustee of the Richard R. Jones Family Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of March, 2026.

Notary Signature
My commission expires: 11/28/27



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of March, 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 3-17-26.

Affiant Signature 3-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of March, 2026.

Notary Signature

My Commission Expires: 5-4-26

