Karen Johnson Davidson County
Batch # 1404406 DEEDQC
04/10/2026 12:19:09 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260410-0029280

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Hillsborough)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 26th day of March, ~~2025.~~ 2026

Notary Public
My Commission Expires: Jan 20, 2030

GINA GABRIELLA GROSSO
Notary Public - State of Florida
Commission # HH 758338
My Comm. Expires Jan 20, 2030

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Anissa Christian, Trustee 2505 Delk Ave Nashville TN 37208	New Owner	081 07 0 336.00

QUITCLAIM DEED INTO TRUST

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anissa Christian, Crystal Jones, Reginald Jones, Jr., Dwayne Jones, Kevin Jones, and Keith Jones, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Anissa Christian, Trustee of The Barbara Jones House Trust , a revocable trust, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in **Davidson** County, Tennessee, being Lot No. **99** on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6, of the Woodard Plan, of record in Plat Book **161**, Page **174**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara Jones from McDonald Jones, and recorded in Document # 20140318-0022512, Register's Office for Davidson County, Tennessee. The said Barbara Jones having died intestate on January 11, 2025, and her heirs at law being Anissa Christian, Crystal Jones, Reginald Jones, Jr., Dwayne Jones, Kevin Jones, and Keith Jones as shown by Affidavit of Heirship of

record in Document # 20250519-0039074, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1919 12th Ave. North, Nashville, TN 37208

This instrument and the interest hereby released and quitclaimed are 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.

Anissa Christian

Date: 3-26-26

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anissa Christian, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, ~~2025.~~ 2026

Notary Public

My Commission Expires: Jan 20, 2030

GINA GABRIELLA GROSSO
Notary Public - State of Florida
Commission # HH 758338
My Comm. Expires Jan 20, 2030

Crystal Jones

Crystal Jones
Date: 1/16/26

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 Crystal Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 16 day of January, 2026.

Notary Public

AFFIX NOTARY SEAL

My Commission Expires: July 2 2029

WILLIAM K. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Reginald Jones, Jr.
Date: 12-23-2025

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 Reginald Jones, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 23 day of Dec, 2025.

Notary Public

AFFIX NOTARY SEAL

My Commission Expires:

CARLOS FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Dwayne Jones

Dwayne Jones
Date: 12/23/25

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 Dwayne Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 23 day of Dec, 2025.

Notary Public

AFFIX NOTARY SEAL

My Commission Expires:

CARLOS FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Kevin Jones
Date: 12-23-25

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 Kevin Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 23 day of Dec, 2025.

Notary Public

AFFIX NOTARY SEAL

My Commission Expires:



Keith Jones
Date: 12/23/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

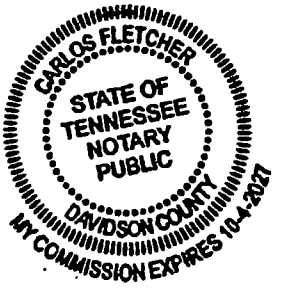
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 23 day of Dec, 2025.

Notary Public

AFFIX NOTARY SEAL

My Commission Expires:



This deed was prepared from information provided by the parties. No title search or survey was completed