RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1407508 DEEDQC 04/16/2026 03:48:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20260416-0031418	The actual consideration for this transfer is $0. Ronald M Jones Affiant Sworn to and subscribed before me this 15th day of April, 2026. Notary Public My Commission Expires: 03/27/2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates, PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

REBECCA A. BELL-HOUCHIN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES 03-27-2027

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not offered or provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money, purchase funds, or other consideration in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Ronica Ann Wolbert and Heather Cherie Black, Co-Trustees of the Ronald Matthew Jones Medicaid Asset Planning Trust 3275 Pleasant Grove Rd White House, TN 37188	New Owner(s)	04307005200

THIS QUITCLAIM DEED is made and effective as of the 15th day of April, 2026 (the "***Effective Date***"), by and between:

RONALD M. JONES ("***Grantors***");

RONICA ANN WOLBERT and HEATHER CHERIE BLACK CO-TRUSTEES OF THE RONALD MATTHEW JONES MEDICAID ASSET PLANNING TRUST U/A/D April 15, 2026. ("***Grantees***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tenn, being Lot #43 of Tract 13 on an unrecorded plan of a recorded plan, as of record in Book 1130, Page 37, Register's Off. for said County, known as Anderson Estate & more fully described according to a plan by H. Gee, surveyor, dated 8-5-46, as follows: Beginning at a point on the westerly margin of Myatt Drive. 426.6' southerly from a monument on the N.W. corner of Thornton Ave. & Myatt Dr.;; thence westwardly 136' along the common lines of Lots Nos. 44 & 43 to the common corner of Lots Nos. 43,44,57 &58; thence southwardly 65' along the common lines of Lots 43 and 58 to the common corner of Lots Nos. 43,43,58 & 59; thence eastwardly 136' along the common lines of Lot Nos. 42 & 43 to a point in the westerly margin of Myatt Drive.; thence northwardly along the margin of the same 65' to the point of beginning.

This is the same description as in previous deed of record.

This is improved property known as 318 Myatt Drive, Madison, TN 37115.

Being the same property conveyed to Ronald M. Jones and wife, Barbara B. Jones by Warranty Deed from Matthew Lund as Administrator of the Estate of Wilma Faye Harrison of record in Instrument Number 20120118-0004740, Register's Office for Davidson County, Tennessee, recorded January 18, 2012.

This conveyance is being made subject to (i) any applicable taxes; (ii) any applicable zoning and setback requirements; (iii) any applicable general utility, sewer, and drainage easements; (iv) any applicable subdivision and/or condominium declarations, covenants, restrictions, and easements; (iv) all matters of record; and (v) any other matters which may affect the Property, whether or not of record.

Death Recital: BARBARA B. JONES became deceased on SEPTEMBER 12, 2022. RONALD M. JONES is the surviving spouse and the surviving tenant by the entirety.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTORS:

Ronald M. Jones

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, RONALD M. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2026.

Notary Public

My Commission Expires: 03/27/2027



TRUE COPY CERTIFICATION

I, Rebecca A. Bell-Houchin, 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 the 15th day of April, 2026 (date of document).

Affiant Signature

Date: April 15, 2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 15th day of April, 2026.

Notary Public

My Commission Expires: _____

