Karen Johnson Davidson County
Batch# 1408305 DEEDQC
04/20/2026 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032078

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Darlinda Jones, Trustee 910 Tulip Grove Road Hermitage, TN 37076	Same	075-00-0-143.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DARLINDA JONES**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, howsoever arising, including without limitation, as the surviving spouse of Billy Ray Jones, which is described below, unto the **DARLINDA H. JONES REVOCABLE LIVING TRUST, DARLINDA H. JONES, TRUSTEE**, and its successors, heirs and assigns. The real estate is described as follows:

BEING a portion of a parcel of land situation in the 4th Civil District of Nashville, Davidson County, Tennessee, said parcel being the Kenneth F. Hudgens and Doug Jones property as of record in Deed Book 6617, page 882, Register's Office for Davidson County, Tennessee, and also being a portion of Lot No. 7 of an unrecorded survey of Dale & Associates, Surveyors; dated July 26, 1985, described as follows:

BEGINNING at a concrete monument situated in the northerly margin of Tulip Grove Road (50' R.O.W.) said point also being situated along the south easterly property line of the property herein described:

THENCE, along said northerly margin of Tulip Grove Road, a curve with a radius of 1089.31 feet and a length of 83.01 feet to a point; thence, N 60 deg. 44' 39" W, a distance of 246.71 feet to a point; thence, N 88 deg. 55' 22" W, a distance of 763.91 feet to a point: thence, N 12 deg. 07' 03" E, a distance of 435.36 feet to a point; thence, S 63 deg. 21' 10" E, a distance of 1031.23 feet to a point; thence, S 20 deg. 54' 13" W, a distance of 20.86 feet to the point of beginning and containing 5.12 acres of land more or less.

Being the same property conveyed to Billy Ray Jones and wife, Darlinda H. Jones, by Warranty Deed from Kenneth F. Hudgens and wife, Doughlas C. Jones, of record in Book No. 6897, Page 498, Register's Office for Davidson County, Tennessee.

Billy Ray Jones passed away on March 30th, 2023.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 17th day of April, 2026.

Affiant

Notary Public

My Commission Expires: _____

SARAH MARIE ARICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 31 2026

This is improved property, known as **910 Tulip Grove Road, Hermitage, TN 37076.**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of April, 2026.

DARLINDA JONES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARLINDA JONES**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April, 2026.

Notary Public

My Commission Expires: _____

SARAH MARIE ARICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 31 2026

Certificate of Authenticity

I, Sarah Arick, 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 April 17, 2026.

Date: 04/20/2026

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 20, 2026.

Notary Public: Lisa C. Woodruff

My Commission Expires:

