Karen Johnson Davidson County
Batch# 1422152 DEEDQC
05/19/2026 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0045192

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jon Paul Nielsen and Jill Diane Nielsen, Co-Trustees 4128 Wallace Lane Nashville, TN 37215	Jon Paul Nielsen and Jill Diane Nielsen, Co-Trustees 4128 Wallace Lane Nashville, TN 37215	116 16 0 149.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JILL NIELSEN and JON NIELSEN (the "Grantor"), hereby quitclaim and convey to JILL NIELSEN and JON NIELSON, CO-TRUSTEES OF THE JJN COMMUNITY PROPERTY TRUST, their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Vailwood Heights, of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20251024-0084810, Register's Office for Davidson County, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15 day of May, 2026.

JILL NIELSEN

JON NIELSEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jill Nielsen and Jon Nielsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 15 day of May, 2026.

HANNA ELIZABETH HARGRAVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

Notary Public
My Commission Expires: January 22, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 15 day of May, 2026.

HANNA ELIZABETH HARGRAVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

Notary Public
My Commission Expires: January 22, 2029

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Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 15, 2026 (date of document).

Affiant Signature

05/19/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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