Karen Johnson Davidson County
Batch # 1424644 DEEDQC
05/22/2026 12:53:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260522-0047082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE JACOBS FAMILY REVOCABLE LIVING TRUST	**SAME**	**10304009400**
(NAME) **4604 Utah Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Michael Jacobs and Jennifer Jacobs, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Michael R. Jacobs and Jennifer M. Jacobs, Trustees of THE JACOBS FAMILY REVOCABLE LIVING TRUST, dtd 05/14/2026,** established by **The Trust Agreement of THE JACOBS FAMILY REVOCABLE LIVING TRUST, dtd 05/14/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 10 on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 9 and part of Lot No. 10 adjoins and fronts together 75 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Sarah H. Davis and husband Albert Augustus Davis, Barbara B. Hooper and husband H. Wayne Hooper and Michael Hooper, by Warranty Deed from Magi Group, LLC, dated September 25, 2009 and recorded on September 29, 2009 of record in Instrument No. 20090929-0090240, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Jacobs and Jennifer Jacobs, Husband and Wife, from Sarah H. Davis and husband Albert Augustus Davis; Barbara B. Hooper and husband H. Wayne Hooper; and, Michael Hooper, by Warranty Deed dated August 24, 2021, of record in Instrument No. 20210825-0114677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 332, page 104, said Register's Office.

The said Michael Jacobs and Michael R. Jacobs are one in the same person for purposes of this transaction. Further, the said Jennifer Jacobs and Jennifer M. Jacobs are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **4604 Utah Avenue, Nashville, TN 37209.**

Witness our hands, this the 14th day of May, 2026.

Michael Jacobs

Jennifer Jacobs

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 **Michael Jacobs** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 14th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

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 **Jennifer Jacobs** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 14th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public