Send Tax bill to same.

This instrument prepared by:	Owner and Real Property Responsibility:
Eric J. Burch, Attorney	John Douglas Jensen and Lourdes Jensen
Absolute Title & Escrow Services	Trustees of the John and Lourdes Jensen
1421 McArthur Street	Family Trust dated September 4, 2023
Manchester, TN 37355	449 W. Richmond Avenue
	Richmond, CA 94801-3864

MAP/PARCEL NUMBER 133-07-0-229.00

This conveyance made without benefit of survey or title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, JOHN D. JENSEN AND LOURDES JENSEN, HUSBAND AND WIFE, hereinafter called the Grantors, do hereby convey and quitclaim unto, JOHN DOUGLAS JENSEN AND LOURDES JENSEN, TRUSTEES OF THE JOHN AND LOURDES JENSEN FAMILY TRUST DATED SEPTEMBER 4, 2023, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described real estate lying and being in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Parma Heights of record in Plat Book 2133, page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Jensen and Lourdes Jensen, husband and wife, by Warranty Deed from Laura E. Choppin, married, dated June 26, 2015 and recorded July 6, 2015 of record in Instrument No. 20150706-0064642, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Laura E. Choppin by Warranty Deed from Shirley Withers, unmarried of record in Instrument No. 20151026-0129270, Register's Office for Davidson County, Tennessee dated September 29, 2005 and recorded October 26, 2005. Laura E. Choppin having since married is now known as Laura Choppin Randolph. The grantor's spouse did not occupy this property as a marital residence.

This conveyance subject to:
*Taxes for the year 2015.
*Subject to all matters shown on the Plan of record in Plat Book 2133, page 23, Register's Office of Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **186 Woodson Lane, Nashville, Tennessee 37211**

IN WITNESS WHEREOF, John D. Jensen and Lourdes Jensen have hereunto set their signatures, this the 10th day of April, 2024.

John D. Jensen

Lourdes Jensen

Karen Johnson Davidson County
Batch # 1426916 DEEDQC
06/01/2026 12:23:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260601-0049099

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John D. Jensen and Lourdes Jensen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Manchester, Tennessee this the 10th day of April, 2024.

Susan Prince Hiles
NOTARY PUBLIC:

My Commission Expires: 1-12-28

SUSAN PRINCE HILES
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES 1-12-2028

OATH

I, or we, hereby swear or affirm that the actual consideration for this transaction or value of property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount of the property transferred would command at a fair voluntary sale.

John Jensen
AFFIANT

SWORN TO AND SUBSCRIBED before me this 10th day of April, 2024.

Susan Prince Hiles
NOTARY PUBLIC:

My Commission Expires: 1-12-28

SUSAN PRINCE HILES
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES 1-12-2028