Karen Johnson
Batch # 1436658
06/22/2026 03:48:27 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260622-0056151

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JORDAN ANSELL, AFFIANT Subscribed and sworn to before me, this 12 day of June 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jordan Ansell 6118 Robertson Avenue, Unit B Nashville, TN 37209	New Owner	Map and Parcel No.: 091-09-1D-002.00 CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Jordan Ansell**, unmarried, ("Grantor") do hereby quitclaim, transfer and convey unto **Jacqueline Michele Ansell, Trustee of the Jeffery D. Ansell Irrevocable Jordan Gift Trust, created October 6, 2025**, its successors and assigns, all of my rights and title to a 97.8% undivided interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6118 Robertson Avenue, Unit B, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, being Unit 2, of Homes At 6118 Robertson Avenue, A Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 6118 Robertson Avenue, A Horizontal Property Regime with Private Elements, of record

in Instrument Number 20170718-0072208, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements, set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being the same property conveyed to Jordan Ansell, unmarried, from Joshua T. Baxter and Allison C. Baxter, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20250922-0075344.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid for Map-Par. 091-09-1D-002.00 CO.

Matters shown on the Plan of record in Book 161, page 134, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Homes at 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170718-0072208, said Register's Office.

Access Easement and Maintenance Agreement of record in Instrument No. 20190715-0069134 and Instrument No. 20190715-0069135, said Register's Office.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12 day of June 2026.

Jordan Ansell, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jordan Ansell**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of June 2026.

maria guillen
Notary Public

My Commission Expires: 01122130

