Karen Johnson Davidson County
Batch# 1439061 DEEDQC
06/29/2026 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058778

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Eric T. Jordan 530 Utley Drive Goodlettsville, TN 37072	Same	061 11 0 230.00

Quitclaim Deed

Grantor: Betty J. Jordan
Grantees: Betty J. Jordan, life tenant; and Eric T. Jordan, remainderman

Grantor quitclaims and conveys to Betty J. Jordan, for Grantor's life; with the remainder to Eric T. Jordan, as remainderman; in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 90 feet of Lot No. 11 on the map of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said county.

Said part of said lot fronts 90 feet on the northerly side of Greenland Avenue and runs back between lines, 308 feet on the westerly line, 317.7 feet on the easterly line to a dead line on which it measures 90 feet.

Being the same property conveyed to Houston L. Jordan and wife, Betty J. Jordan, by deed from Lyndall L. Hall, unmarries, of record in Instrument Number 00004548-0000344, Register's Office for Davidson County, Tennessee.

Houston L. Jordan and Betty J. Jordan were married in Davidson County, Tennessee, on June 13, 1970. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Houston L. Jordan in Davidson County, Tennessee on September 23, 2005; and Betty J. Jordan conveys as surviving tenant by the entirety.

This is improved property, known as: 1121 A Greenland Avenue, Nashville, TN 37216.

The intended effect of this deed is to create a life estate in Grantor; and to vest the remainder interest in Eric T. Jordan, as remainderman.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Betty J. Jordan, Grantor

State of Tennessee
County of Davidson

On June 24, 2026, before me personally appeared Betty J. Jordan, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Eric T. Jordan, Grantee

Sworn to and subscribed before me on June 24, 2026.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 June 24, 2026.

Signature

6/29/26
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 29, 2026.

Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER