BOX 10-A

This Instrument Prepared By:
J. Greg Hardeman, Attorney
Hardeman, Montgomery & Potter
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1440410 DEEDQC
06/30/2026 08:56:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260630-0058849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 26 day of June, 2026.

Notary Public

My Commission Expires:

REBECCA STONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Matthew C. Jones Avery B. Jones 311 Wauford Drive Nashville, TN 37211	Same	147 05 0 095 00

KNOW ALL MEN BY THESE PRESENTS that I, Matthew C. Jones, do hereby quitclaim and by these presents transfer and convey unto Matthew C. Jones and Avery B. Jones as husband and wife, all of my right, title and interest in the property in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Map of Section One (Revised), Caldwell Hall, as of record in Book 2900, Page 57, 58 and 59, Register's Office for said County, to which plan reference is made for amore complete description of said lot.

Being the same property conveyed to Matthew C. Jones from Patrick R. Steiner, by Warranty Deed of record in Instrument No. 20230609-0043924, dated June 7, 2023, and recorded on June 9, 2023, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Wauford Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26 day of June, 2026.

Matthew C. Jones

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 Matthew C. Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 2026.

Notary Public

My Commission Expires:

