Karen Johnson
Batch # 1451700
07/27/2026 09:49:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260727-0067931

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER:
CHASITY ROXANNE JENKINS
820 DUE WEST AVENUE NORTH
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
CHASITY ROXANNE JENKINS
1260 DUNBAR CAVE ROAD
CLARKSVILLE, TN 37043

MAP AND PARCEL: 051-01-0-024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **I, DONALD CURTIS JENKINS,** by these presents do hereby convey and quitclaim all my right, title and interest to **CHASITY ROXANNE JENKINS,** her heirs and assigns, **SUBJECT TO A LIFE ESTATE RETAINED BY DONALD CURTIS JENKINS,** to the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 30 and a triangular strip of the westerly side of Lot No. 31 on the Plan of Due West Valley Acres, not of record, described according to survey by H.R. Swan, Surveyor, April 20, 1947 as follows: Beginning on the northerly margin of Due West Avenue at the corner of Lot Nos. 29 and 30; thence with the line between said two lots northerly 500 feet; thence easterly around a slight curve passing a corner of Lot Nos. 30 and 31 at 151.02 feet a total distance of 202.02 feet to an iron pin; thence south 27 deg. 15' West 508 feet to the northerly margin of Due West Avenue, being the corner of Lot Nos. 30 and31; thence with said avenue westerly 100.07 feet to the beginning.

BEING the same property conveyed to Donald Curtis Jenkins by Executor's Quitclaim Deed from Carl L. Sumruld, Executor of the Estate of Aggie Miller Sumruld aka Aggie Miller dated September 25, 2013 and of record in Instrument Number 20130927-0101457 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 20 day of July, 2026.

DONALD CURTIS JENKINS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD CURTIS JENKINS**, 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 on this the 20 day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-2029

TAMI BARTZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2029

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 20 day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-2029

TAMI BARTZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2029