Karen Johnson Davidson County
Batch# 1468780 DEEDQC
09/04/2026 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082431

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Keshia Y. Jones

Keshia Y. Jones

This transfer is tax-exempt under T.C.A. § 67-4-409(a)(1)(C)(vi).

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2026.

Notary Public
My Commission Expires: 07/30/2029

LUKE U. MANGO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/30/2029 RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Blue Angels Legacy Trust	(NAME) Rocket Mortgage, LLC	Map 107-5 Parcel 201.00
(ADDRESS) 801 Elissa Drive	(ADDRESS) P.O. Box 7729	
(CITY) (STATE) (ZIP) Nashville, TN 37217	(CITY) (STATE) (ZIP) Springfield, OH 45501-7729	

KNOW ALL MEN BY THESE PRESENTS that, Keshia Y. Jones for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Keshia Yvette Jones, Trustee, or her successors in interest, of the Blue Angels Legacy Trust, dated September 3, 2026, and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 210 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, pages 29-32, Register's Office for said county, described as follows:

BEGINNING at a point in the westerly margin of Elissa Drive, said point being the common front corner of Lot Nos. 210 and 211; thence, northwardly with the westerly margin of Elissa Drive 70.1 feet to a concrete monument; thence, with a curve to the west 31.2 feet to a concrete monument; thence, westwardly 125.8 feet to a concrete monument;

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thence, southwardly 98 feet to an iron pin; thence, eastwardly 129.0 feet to the point of beginning.

BEING the same property conveyed to Grady T. Martin and wife, Renee L. Martin, by deed from Charles G. Scott and wife, Mari M. Scott, of record in Book 5337, page 713, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2900, pages 29-32, to restrictive covenants of record in Book 3096, page 485, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

Being the same property conveyed to Keshia Y. Jones by **deed** from Grady T. Martin and wife, Renee L. Martin, of Record No. 20031205-0174935 at the Register's Office for Davidson County, Tennessee.

This improved property, known as 801 Elissa Drive, Nashville, TN 37217.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 3rd day of September, 2026.

GRANTOR:

Keshia Y. Jones

{Notary signature on the following page}

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STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Keshia Y. Jones whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 3rd day of September, 2026.



NOTARY PUBLIC

My commission expires: 07/30/2029

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Certificate of Authenticity

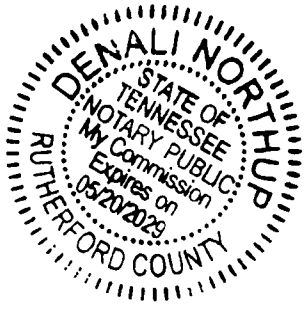
I, Lukeus Wingo, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2026.

Lukeus Wingo, Esq.
Dated: 9/3/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 3rd day of September 2026.

Notary Public



My Commission Expires: 05/20/2029