Karen Johnson Davidson County
Batch # 1468982 DEEDQC
09/04/2026 03:10:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260904-0082691

Instrument Prepared By	Lorraine Wade 199 Enon Springs Rd W #100 Smyrna, TN 37167
Map / Parcel Number	*069 03 0 081.00*
Property Address	3952 Drakes Branch Road, Nashville, TN 37218
Current Owner for Tax Purposes	*Jackson Family Trust c/o Samuel Jackson III, Trustee* *224 Croleywood Lane* *Nashville, Tn 37209*

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 28 day of August, 2026, by and between:

Grantor: Samuel Jackson III, Trustee of the Nikolas Bean Jackson Trust

and

Grantee: Samuel Jackson III, Trustee of the Jackson Family Trust

WITNESSETH:

That the Grantor, for and in consideration of the sum of **$10.00**, the receipt of which is hereby acknowledged, **does hereby bargain, sell, remise, quitclaim, and convey** unto the Grantee all right, title, and interest in and to the following described real property situated in **Davidson County, Tennessee**, to wit:

*"Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96, Register's Office for said County.

Said Lot No. 15 fronts 157.83 feet on the southerly side of Drakes Branch Road and runs back between lines, the easterly line being 218.0 feet and the westerly line being 224.9 feet to a broken line in the rear measuring 193.19 feet thereon.",

Being the same property conveyed to Samuel Jackson, as Trustee of the Nikolas Bean Jackson Trust by Quit Claim Deed of record in Instrument No. 20210427-0056183, Register's Office for Davidson County, Tennessee

Map & Parcel: 069 03 0 081.00

Property Address: 3952 Drakes Branch Road, Nashville, TN 37218

Together with all appurtenances thereunto belonging.

This conveyance is made **without warranty of title**, express or implied.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Samuel Jackson III Trustee Nikolas Bean Jackson Trust

Samuel Jackson III, Trustee of the Nikolas Bean Jackson Trust

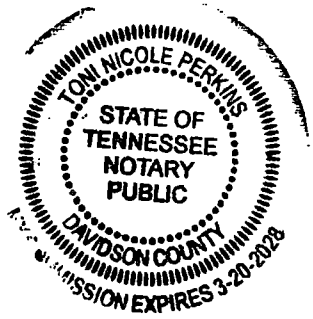
NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **Samuel Jackson III**, known to me (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing instrument in his capacity as **Trustee**, and that he executed the same for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2026

Notary Public My Commission Expires: 3/20/2028



Toni Perkins

AFFIDAVIT OF CONSIDERATION

(Required under Tenn. Code Ann. § 674409)

Personally appeared before me, the undersigned Notary Public, the affiant named below, who being first duly sworn, states as follows:

1. **Affiant:** Samuel Jackson Trustee Nikolas Begg ~~Jackson~~ Jackson Trust
2. The affiant is familiar with the transaction involving the conveyance of real property located in **Davidson County, Tennessee**, described as:

   Property Address: 3952 Drakes Branch Road, Nashville, TN 37218

   Map & Parcel: 069 03 0 081.00

   Legal Description: Lot No. 15, Plan of Enchanted Hills, Section I, Book 3300, Page 96

3. The affiant states that, **to the best of his/her knowledge, information, and belief**, the **actual consideration** for this transfer, or the **value of the property transferred**, whichever is greater, is: **$10.00**
4. This affidavit is made in compliance with **Tenn. Code Ann. § 674409**, for the purpose of determining the correct **recordation tax** due upon the recording of the accompanying deed.

Affiant

Signature Samuel Jackson

Printed Name Samuel Jackson Trustee Nikolas Begg Jackson Trust

Date: 8/28/24

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE COUNTY OF DAVIDSON

Subscribed and sworn before me this 28th day of August, 2024

Notary Public My Commission Expires: 3/20/2028

TONI NICOLE PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-20-2028

Toni Perkins