Karen Johnson Davidson County
Batch # 1470318 DEEDQC
09/08/2026 02:52:12 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260908-0083276

Instrument Prepared By	Lorraine Wade 109 Enon Springs Rd. W #100 Smyrna, Tennessee 37167
Map / Parcel Number	*090 12 0Q 017.00*
Property Address	*224 Croleywood Lane, Nashville, TN 37209*
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: Jennifer Diane Rodgers and Samuel Jackson, Jr.

and

Grantee: Samuel Jackson, 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:

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee, being Unit TH10,a s established in Declaration of Covenants, Conditions, and Restrictions for Charlotte Parkside, a horizontal property Regime with Private Elements of Record at Instrument No 20161011-010742 as amended in Instrument No. 20161017-0109431 and Instrument No. 20180130-0009606, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Source of Title #20190402-0029648, being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No 20160908-0094810, Register's Office for Davidson County, Tennessee.

The conveyance eis subject to: (1) real estate taxes and any other tazxes or assessments for the year of closing and subsequent years; (2) Subdivision Restrictions, Building Liens, and Easements of Record in Plat Book 332, Page 58 ,Book 421, Page 63, Book 5190, Page 451 and Instrument No. 20161011-0107237, in the Register's Office of Davidson County, Tennessee; (3) Sewer Easement to Metropolitan Government of Recor din Instrument No. 20151130-0120393, in the Register's Office for Davidson County, Tennessee; (4) Stormwater maintenance Agreement of record in Instrument No. 20160718-007334, in the Register's Office for Davidson county, Tennessee (5) Certification of Turst of Record in Instrument No. 20140730-0068030, in the Register's Office of Davidson County, Tennessee; (6)Restriction for Stormwater Facilities of record in Instrument No. 20171130—0122260, in the Register's Office for Davidson County, Tennessee, and (7) terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument No. 20161011-0107421 and amended in Instrument No. 20161017-0109431 and Instrument No. 20180130-0009606, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons.

This is improved property known as 224 Croleywood Lane, Nashville, Tennessee 37209

Commonly known as: 224 Croleywood Lane, Nashville, Tennessee 37209

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.

Jennifer Diane Rodgers Samuel S. Jackson Jr

Jennifer Diane Rodgers and Samuel Jackson, Jr.

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **Samuel Jackson**, 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, 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

Before me, the undersigned Notary Public, personally appeared Jennifer Nicole Rodgers known to me (or Proved to me on the basis of satisfactory evidence), and acknowledge that she executed the foregoing instrument in her capacity as owner and that she executed the same for purposed therein contained

Toni Perkins

witness my hand and official seal this 4th day of September 2026

Notary Public My Commission Expires 3/20/2028

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

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:** Jennifer Rodgers / Samuel Jackson Jr
2. The affiant is familiar with the transaction involving the conveyance of real property located in **Davidson County, Tennessee**, described as:

   Property Address: 224 Croleywood Lane

   Map & Parcel: *090 12 0Q 017.00*

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 Jennifer Rodgers Samuel Jackson JR

Printed Name Jennifer Rodgers / Samuel Jackson JR

Date: 8/28/26

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE COUNTY OF DAVIDSON

Subscribed and sworn before me this 28th day of August, 2026

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