Karen Johnson
Batch # 1472341
09/14/2026 12:39:34 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260914-0085154

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Tess Jones TESS MARIE JONES, AFFIANT Subscribed and sworn to before me, this 26th day of August 2026. Shelley Mason NOTARY PUBLIC My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BENJAMIN JONES and TESS JONES, CO-TRUSTEES 323B McKennell Drive Nashville, TN 37206	New Owner	Map and Parcel No.: 083 04 ID 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Benjamin Tyler Jones and Tess Marie Jones, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Benjamin Jones and Tess Jones, Co-Trustees of the Jones Joint Revocable Trust, created February 28, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 323B McKennell Drive, Nashville, TN 37206, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 323 McKennell Drive Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 323 McKennell Drive Residences, a Horizontal Property Regime, of record in Instrument No. 20171101-0111931, as

amended in Instrument No. 20180611-0055665 and Instrument No. 20200127-0009593, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Benjamin Tyler Jones and Tess Marie Jones, husband and wife, as tenants by entirety, from Thomas Wiser and Hannah Wiser, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20220922-0105542.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26th day of August 2026.

Benjamin Tyler Jones, Grantor

Tess Marie Jones, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Benjamin Tyler Jones**, the Grantor, 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 office, this 26th day of August 2026.

Notary Public

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tess Marie Jones**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of August 2026.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

