Johnson Davidson County
623541 DEEDQC
04/27/2021 02:34:42 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20210427-0056183

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Map & Parcel No. 069 03 0 081.00

THIS INSTRUMENT PREPARED BY:

James E. Wilson, Jr.
2844 Valley Heart Drive, NW
Atlanta, Georgia 30318

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, James E. Wilson, Jr., in his capacity as Custodian for the benefit of Normandy Miller and Madison Brown, for and in consideration of two hundred fifteen thousand dollars ($215,000.00), does hereby bargain, sell, remise, quitclaim and convey unto Samuel Jackson, in his capacity as Trustee of THE NIKOLAS BEAN JACKSON TRUST established by Irrevocable Trust Agreement dated April 16, 2018, all of his interest in 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 James E. Wilson, Jr., Custodian, , by deed from Joy S. Kimbrough, Personal Representative of the Estate of Ruby B. Smith, of record in Instrument # 20210204-0016387, recorded February 4, 2021.

IN TESTIMONY WHEREOF I have executed this instrument this the 15th day of April, 2021.

James E. Wilson, Jr., Custodian

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James E. Wilson, Jr., 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.

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Witness my hand and official seal, this 15th day of April, 20 21.

NOTARY PUBLIC

My commission expires: March 7, 2023

RONALD L. MOSELEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I or we do hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $215,000.00

Affiant

Subscribed before me this 15th day of April, 2021.

Notary Public

My commission expires: March 7, 2023

RONALD L. MOSELEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

New Owner's Name: Samuel Jackson, Trustee

Mail Tax Bills To: 224 Croleywood Lane, Nashville, TN 37209

New Owner's Address: 224 Croleywood Lane, Nashville, TN 37209