PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Johnson Davidson County
Batch# 884401 DEEDQC
07/06/2022 09:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220706-0077708

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Defermygain.com, LLC, Trustee of W.E. Legacy Trust 3326 Aspen Grove Dr, Ste 400 Franklin, TN 37067	New Owner

TAX MAP - PARCEL NUMBERS 070-10-0-001.00; 070-10-0-003.00; and 07010000900

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **ROBERT STEVEN WILKINSON, INDIVIDUALLY AND AS THE BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF DELOIS J. WILKINSON,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Defermygain.com, LLC, Trustee of W.E. Legacy Trust**, a Missouri Business Trust, and its successors in trust, and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

This property known as:

Being also known as 2500 Buena Vista Pike, 0 Buena Vista Pike & 0 Buena Vista Pike, Nashville, Tennessee 37218.

WITNESS MY HAND on this the 30 day of June, 2022.

Robert Steven Wilkinson

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Steven Wilkinson, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 30 day of June, 2022.

SHRUTI BHALLA
COMM. # 2289547
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires June 16, 2023

Notary Public

My Commission Expires: June 16 2023

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30 day of June, 2022.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30 day of June, 2022.

My commission expires:

Notary Public (Seal)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

Parcel I:

Tract No. 1: A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, Surveyors, August 6, 1958, as follows:

Beginning at an iron pin in the Southeasterly margin of Trinity, Lane, the Northwesterly corner of the property conveyed to W. A. Flowers, et ux, et al, by deed from Fred E. Follis et ux, of record in Book 2651, Page 59, Register's Office for said county; thence Easterly with the margin of said Lane 170 feet to an iron pin at the Northwesterly terminus of a 50 foot road; thence with the Westerly margin of said road South 29 degrees East 380 feet to an iron pin; thence South 62 degrees 30 minutes West 140 feet to an iron pin in an old established fence line; thence with said fence line North 33 degrees 45 minutes West 380 feet to the beginning, containing 1.3 acres, more or less.

Less and except that portion of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Deed of record in Book 8450, page 216, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. Fred D. Wilkinson and wife, DeLois J. Wilkinson by Installment deed from Walter A. Flowers and wife, Mattye C. Flowers of record in Book 3529, page 535, Register's Office for Davidson County, Tennessee, dated March 08, 1963 and recorded on March 19, 1963. (Parcel I)

Being the same property conveyed to DeLois J. Wilkinson by Quitclaim deed from Fred D. Wilkinson of record in Book 4186, page 850, Register's Office for Davidson County, Tennessee, dated October 30, 1967 and recorded on November 03, 1967. (Parcel I)

Parcel II:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, August 6, 1958, as follows:

Beginning at an iron pin situated South 33 degrees 45 minutes East 380 feet from the Northwesterly corner of the property conveyed to W. A. Flowers, et ux, et al, by deed from Fred E. Follis, et ux, of record in Book 2651 page 59, Register's Office for said County; thence North 62 degrees 30 minutes East 22 feet to an iron pin; thence South 59 degrees 30 minutes East 195 feet to an iron pin in the Westerly margin of a 50-foot road; thence Southerly with the margin of the same 35 feet to an iron pin; thence Southeasterly continuing with the margin of the same 405 feet, more or less, to a point on the Northwesterly bank of the Cumberland River; thence Southwesterly with the bank of the same 298 feet, more or less, to a point; thence North 33 degrees 45 minutes West 624 feet, more or less, to the beginning.

Being the same property conveyed to Fred D. Wilkinson and wife, DeLois Wilkinson by Warranty deed from W. A. Flowers and wife, Mattye C. Flowers of record in Book 3434, page 127, Register's Office for Davidson County, Tennessee, dated August 04, 1962 and recorded on September 19, 1962.

Being the same property conveyed to DeLois Wilkinson, by order from Fred Wilkinson, of record in Book 4186, Page 852, Register's Office for Davidson County, Tennessee, dated July 10, 1967 and recorded on November 3, 1967.

Parcel III:

BEGINNING at a point on the south side of Buena Vista Pike, and running in a southerly direction 417.6 ft. to a point, then in a curve 100 ft. in a southwesterly direction to a point, thence 66 ft. in a southwesterly direction to a point, thence in a southeasterly direction 360 ft. to a point on the north side of the Cumberland River Bank, thence easterly 52.0 ft. to a point, thence 392 ft. in a northwesterly direction to a point, thence 54 ft. in a northern direction to a point, thence in a curve 100 ft. to a point 437.5 ft. northerly to a point in the south-side of Buena Vista Pike, thence 50 ft. in a westerly direction to a point of Beginning.

Being a tract of land set out as a private road, and also set out in a survey map by Hilderson-Miller Engineers Surveyors, dated August 6, 1968.

Being the same property conveyed to Deloris Wilkerson and Thomas Green as tenants in common by Quitclaim Deed dated January 3, 1977 and recorded in Book 5277, Page 3, in the Register's Office for Davidson County, Tennessee.

The said Thomas Green died on April 26, 1980 leaving his 50% interest in the property to his heirs at law, Icy Mae Greene, Lydia A. Greene, Thomas B. Greene, Jr., and Drexsel S. Greene. Affidavit of Heirship of record at Book 8532, page 473. Icy Mae Greene having died testate on November 15, 2001 and by Will of record in instrument number 200206060068810, Registers Office for Davidson County, Tennessee the said Icy Mae Greene having devised her interest in said property to Lydia A. Greene, Trustee, for the benefit of her son Thomas B. Greene, Jr., during his natural life with the remainder interest being left to Drexsel S. Greene and Lydia A. Greene.

Further being the same property conveyed to Matthew Kendall Roley and Kelly Deane Roley, husband and wife and Scott Roley and Linda Roley, husband and wife by Quitclaim Deed 20150515-0044822. (Note, this deed mentions that each of these two couples gets 1/2 interest but there was only a 1/2 interest total being conveyed in this deed as Deloris Wilkerson already owned 1/2 interest.)

Deloris Wilkerson and DeLois Wilkinson being one and the same, see Affidavit recorded in Instrument No. **20220705-0077081**, Register's Office for Davidson County, Tennessee.

DeLois Wilkinson having since died on January 30, 2005. Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 05P336, where property is devised to the Trustees of the 1982 trust for Dawn Mari Wilkinson, in trust for the care, support and benefit of Dawn Mari Wilkinson, as to a fifty (50%) percent interest and to Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Kathleen Lois Wilkinson, and Carlton Frederick Wilkinson, as to a fifty (50%) percent interest. In the aforementioned probate action, the court declared that the 1982 trust for Dawn Mari Wilkinson did not provide necessary requirements to manage Dawn Mari Wilkinson's devised interest and therefore created the Dawn Mari Wilkinson Trust Under Agreement Dated December 29, 2006, to further manage Dawn Mari Wilkinson's fifty (50%) percent interest in said property.

The said Dawn Marie Wilkinson having since died on March 10, 2009. Pursuant to conservatorship action in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P289, and the Dawn Mari Wilkinson Trust Under Agreement Dated December 29, 2006, said interest was thereby distributed to Jeffrey J. Wilkinson, Robert S. Wilkinson, Kathleen L. Wilkinson, and Carlton F. Wilkinson.

The said Jeffrey Jackson Wilkinson (AKA Jeffrey J. Wilkinson) having since died on May 27, 2015, leaving his interest to Robert Steven Wilkinson, Kathleen Lois Wilkinson, and Carlton Frederick Wilkinson. See Docket No. 15P994 in the Seventh Circuit Court for Davidson County, Tennessee and Affidavits of Heirship of record in Instrument No. **20220705-0077078** and **20220705-0077079** *, Register's Office for Davidson County, Tennessee.

* **and 20220705-0077080**

Being also known as 2500 Buena Vista Pike, 0 Buena Vista Pike & 0 Buena Vista Pike, Nashville, Tennessee 37218.

Certificate of Authenticity

I, Ryan Lux, do hereby make 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 7/6/22.

Date

Affiant Signature

7/6/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of July, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)