Karen Johnson Davidson County
Batch# 1145066 DEEDQC
06/10/2024 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240610-0043171

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| A. Brian Wilcox, Jr. and Judith M. Wilcox, Co-Trustees of The Wilcox Revocable Trust u/a/d April 26, 2024<br>1105 Lynwood Blvd.<br>Nashville, TN 37205 | (Same) | Map 144 Parcel -18.00 |

This instrument prepared by: Holland & Knight LLP, John Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $-0-. ABWilcox

Affiant

Subscribed and sworn to before me, this 31st day of May, 2024.

Candace Hall Olton

NOTARY PUBLIC
My Commission Expires: 3/10/25

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **A. BRIAN WILCOX, JR. and wife, JUDITH M. WILCOX**, also known as Judy M. Wilcox ("Grantors"), by these presents, do hereby quitclaim and convey all their right, title and interest, unto **A. BRIAN WILCOX, JR. AND JUDITH M. WILCOX, CO-TRUSTEES OF THE WILCOX REVOCABLE TRUST U/A/D APRIL 26, 2024** ("Grantee"), their successors and assigns, in and to the following described land in Davidson County, Tennessee (the "Property"):

TRACT I:

Land in the City of Forest Hills, Davidson County, TN, being Lot No. 20A as shown on the resubdivision of Lots 20, 23, 24 and "Reserved" parcel, Section 3, Chickering Park, of record in Book 2663, Page 91, said resubdivision being of record in Book 3842, Page 194, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said Lot 20A fronting 25 feet on Lynwood Boulevard.

TRACT II:

Land in the City of Forest Hills, Davidson County, Tennessee, being a part of the resubdivision of Lots 20, 23, 24 and reserved parcel, Section 3, Chickering Park as of record in Book 3842, Page 194, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of a driveway, said point being 78 feet from a concrete monument at the dead end of Lynwood Boulevard on a line south 6 deg. 7' west from said monument, thence from said point along the easterly margin of said driveway south 6 deg. 7' west 167.55 feet to a point, thence south 66 deg. 37' west 76.74 feet west, thence 215.84 feet north 24 deg. 11' east to the point of beginning.

Being the same property conveyed to A. Brian Wilcox, Jr. and wife, Judy M. Wilcox, by deed from Gregory S. Perrone, Trustee, of record as Instrument No. 20021118-0142449, said Register's Office.

This is improved property known as 1105 Lynnwood Boulevard, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this instrument this 31 day of May, 2024.

A. Brian Wilcox, Jr.

Judy M. Wilcox

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 A. Brian Wilcox, Jr., a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE )
COUNTY OF Dyer )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy M. Wilcox, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of May, 2024.

Candace Holloran
NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE NOTARY PUBLIC CANDACE HOLLORAN DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Kerry Henson, 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 May 31, 2024 (date of document).

Kerry Henson
Affiant Signature

6/10/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2024.

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 9/02/2024