Karen Johnson Davidson County
Batch# 1194070 DEEDQC
10/16/2024 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080080

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $0.00

Trish Townsend
Affiant-

Subscribed and sworn to before me, this 4th **day of October, 2024.**

B. Huntsman
Notary Public
My commission expires: 9/27/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
JULIE SIMPSON 128 OAKWOOD DRIVE MARTIN TN 38237	New Owner	P/O 00800014800 00800021000 00800001400 00800022000

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, **Wilkerson Properties, LTD by Judith O. Wilkerson, General Partner; and Judith R. Wilkerson, Trustee of the Wilkerson Family Revocable Living Trust dated December 9, 2015,** GRANTORS, by these presents, do hereby quitclaim and convey unto **JULIE SIMPSON, married,** hereinafter the GRANTEE, all of their rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Tract 3

Being a tract of land in the 1st Council District of Davidson County Tennessee, and portions of that property conveyed to Wilkerson Properties, LTD in QCD-20091208 011221 R.O.D.C.T., and a portion of the property conveyed to Judith R. Wilkerson, Trustee of the Wilkerson Family Revocable Living Trust in QCD- 20160204 0011128 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/29/22 as follows:

Beginning at an existing iron pin in the westerly margin of Whites Creek Pike, said pin being a common corner to James Gilbert QCD- 20151020 0106411 R.O.D.C.T. and being the most easterly corner of herein described tract; Thence now leaving said margin with said Gilbert for the next 7 calls: **(S 75°46'34"W 480.25 feet),** to an existing iron pin; Thence **(S 75°49'26"W 730.80 feet),** to an existing iron pin; Thence **(N 14°44'15"W 9.80 feet),** to an existing iron pin; Thence **(S 10°12'11"W 687.97 feet),** to a point in the center of the branch; Thence **(S 57°09'20"W 89.59 feet),** to a point; Thence **(S 49°48'34"W 91.03 feet),** to a point; Thence **(S 30°27'04"W 94.52 feet),** to a point, said point being a common corner to Michael Paul Baumstark DB 8207, PG 937 R.O.D.C.T.; Thence now leaving said Gilbert with said Baumstark passing through Ramon Cue DB- 20210104 0000863 R.O.D.C.T. **(N 84°33'26"W 730.40 feet),** to an existing iron pin, said pin being a common corner to said Cue; Thence with said Cue **(N 84°51'36"W 77.00 feet),** to a set iron pin, said pin being a common corner to Tract 4 of the same survey.; Thence now leaving said Cue with Tract 4 for the next 5 calls: **(N 10°20'40"E 624.57 feet),** to a

set iron pin; Thence **(S 87°31'18"E 161.86 feet)**, to a set iron pin; Thence **(N 03°35'13"E 682.79 feet)**, to a set iron pin; Thence **(N 01°37'55"W 219.93 feet)**, to a set iron pin; Thence **(S 88°28'36"E 1896.87 feet)**, to a set iron pin in the westerly margin of Whites Creek Pike; Thence now leaving Tract 4 with said margin having curve to the left having a **(radius of 1504.14 feet and having a chord bearing and chord of S 13°03'45"E 391.18 feet)**, to the point of beginning containing 45.06 acres.

This tract is subject to a 20' ingress/egress easement that serves Tracts 2 & 4. Easement runs with existing driveway as shown on survey.

BEING a portion of the same property conveyed to Wilkerson Properties. LTD by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated December 3, 2009 and recorded December 8, 2009 in Instrument Number 20091208-0112221, and a portion of the property conveyed by Quitclaim Deed to Judith R. Wilkerson, Trustee of the Wilkerson Family Revocable Living Trust dated December 9, 2015 of record in Instrument Number 20160204 0011128, Register's Office of Davidson County, Tennessee.

The subsequent transfer of this parcel of property by Grantee shall be subject to a First Right of Refusal to purchase the property vested in my surviving children. If Grantee determines to sell this property, prior to listing the property for sale, or agreeing to a sale without listing, Grantee shall provide the opportunity to exercise this Right of First Refusal to my surviving children and any surviving child, or a combination of my surviving children, shall have the right to purchase the property at its then fair market value as established by an independent appraisal or upon the agreement of the Grantee and any remaining child(ren). When presented with the option to purchase, any surviving child(ren) shall have ten (10) days from receipt of a written purchase option to exercise this Right of First Refusal in writing to the Grantee.

Subject to any and all plats, easements, restrictions, and other matters of record.

**NOTE: Judith O. Wilkerson and Judith R. Wilkerson are one and the same person.

This is improved property, known as: 0 Whites Creek Pike, Nashville, TN 37080

Witness my hand this 4 day of October, 2024.

Judith O. Wilkerson, G.P.
WILKERSON PROPERTIES, LTD.
By: Judith O. Wilkerson, General Partner

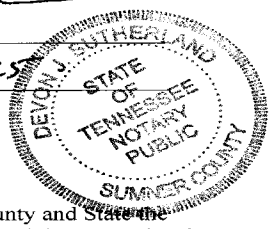
Judith R. Wilkerson, Trustee
WILKERSON FAMILY REVOCABLE
LIVING TRUST dated December 9, 2015
Judith R. Wilkerson, Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Judith O. Wilkerson, in her capacity as General Partner of Wilkerson Properties Ltd., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved themselves to be the General Partner of Wilkerson Properties Ltd, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of October, 2024.

Notary Public:
Commission Expires: 08/19/25

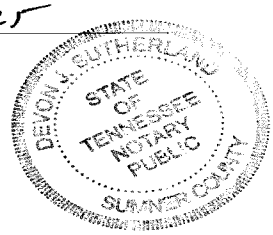


STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Judith R. Wilkerson, in her capacity as Trustee of Wilkerson Family Revocable Living Trust dated December 9, 2015, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved themselves to be the Trustee of Wilkerson Family Revocable Living Trust dated December 9, 2015, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of October, 2024.

Notary Public:
Commission Expires: 08/19/25



Certificate of Authenticity

I, **Brenda Huntsman**, 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 10/4/24.

Date

Brenda Huntsman

Affiant Signature

10/15/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY