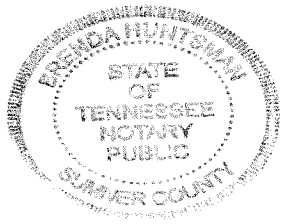
Karen Johnson Davidson County
Batch# 1194070 DEEDQC
10/16/2024 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080081

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



STATE OF TENNESSEE
COUNTY OF SUMNER
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:
JASON WILKERSON 8125 Whites Creek Pike Nashville, TN 37080	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; Judith R. Wilkerson, Trustee of the Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015; and Jason B. Wilkerson and wife Stacy D. Wilkerson, GRANTORS**, by these presents, does hereby quitclaim and convey unto **JASON WILKERSON, 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 2:

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., Bernard Ralph Wilkerson Maital trust in QCD-20230718 0055006 R.O.D.C.T. and Jason B. & Stacey D. Wilkerson in QCD- 20050919 0112416 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 a set iron pin in the westerly margin of Whites Creek Pike, said pin being located S 00°38'09"W 150.00 feet from an existing iron pin being the most easterly northeast corner of the parent parcel, and being the most easterly northeast corner of herein described tract; Thence now leaving Tract 1 of the same survey with said margin with a curve to the left having a **(radius of 1504.14 feet and a chord bearing and chord S 03°10'34"E 50.15 feet)**, to a set iron pin, said pin being a common corner to Tract 4 of the same survey; Thence now leaving said margin with Tract 4 for the next 3 calls: **(N 88°42'43W 1944.37 feet)**, to a set iron pin; Thence **(S 01°37'55"E 250.07 feet)** to a set iron pin; Thence **(N 88°28'26"W 2414.58 feet)**, to a set iron pin in the easterly line of Angela Greer, Etal. QCD- 20231031 0085019 R.O.D.C.T.; Thence now leaving Tract 4 with said Greer and Billy T. Knight, Etux. DB 6584, PG 446 R.O.D.C.T. **(N 08°39'02"E 1585.75 feet)**, to an existing iron pin in the southerly line of David Clark DB 20021122 014650 R.O.D.C.T.; Thence now leaving said Knight with said Clark passing through

Amber Finley QCD- 20130806 0082159 R.O.D.C.T. and Amanda Dale Diamond QCD- 20130806 0082160 **(S 84°40'42"E 595.35 feet)**, to an existing iron pin, said pin being a common corner to Daniel Steven Lain QCD-20021211 0152743, R.O.D.C.T.; Thence now leaving said Diamond with said Lain for the next 3 calls: **(S 03°10'51"E 398.31 feet)**, to an existing iron pin; Thence **(S 72°19'50"E 1170.31)**, feet to an existing iron pin; Thence **(N 86°28'43"E 421.81 feet)**, to an existing iron pin in the westerly line of Tract 1; Thence now leaving said Lain with Tract 1 for the next 2 calls: **(S 01°37'55"E 550.00 feet)**, to a set iron pin; Thence **(S 88°42'43"E 1943.01 feet)**, to the point of beginning containing 61.59 acres.

The Above-described tract is served by a joint 20' ingress/egress easement along the existing drive.

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; a portion of the property conveyed to Judith R. Wilkerson, Trustee of the Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015 of record in Instrument Number 20230718-0055006; and, a portion of the property conveyed to Jason B. Wilkerson and Stacy D. Wilkerson by Quitclaim Deed recorded in Instrument Number 20050919-0112416, 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: 8125 Whites Creek Pike, Nashville, TN 37080

Witness my hand this 4 day of October, 2024.

GRANTORS:

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

BERNARD RALPH WILKERSON
MARITAL TRUST UA, dated 12/9/2015
By: Judith R. Wilkerson, Trustee

Jason B. Wilkerson

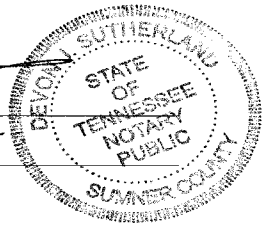
Stacy D. Wilkerson

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: 8/19/25

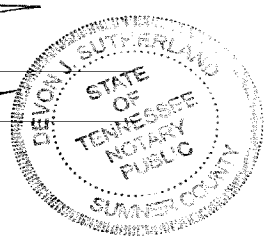


STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Judith R. Wilkerson, Trustee of the Bernard Ralph Wilkerson Marital Trust UA dated December 9, 2015**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved herself to be the Trustee of the Bernard Ralph Wilkerson Marital Trust UA 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

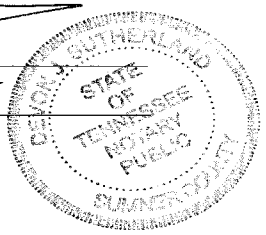


STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jason B. Wilkerson and Stacy D. Wilkerson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they 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)

