Karen Johnson
Batch # 1224056
01/07/2025 09:01:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250107-0001179

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
THE WILSON REVOCABLE LIVING TRUST
DATED FEBRUARY 15TH, 2023.
Gloria Jane Wilson, Trustee
1978 Tinnin Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
007 10 0 007.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Gloria Jane Wilson, having been predeceased by her husband on December 7th, 2024, in connection with the administration of their revocable living trust, now conveys, releases, and forever quitclaims from herself, with right of survivorship, to THE WILSON REVOCABLE LIVING TRUST DATED FEBRUARY 15TH, 2023 all her right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Being Lot No. 6 on the Plan of Hudgin Acres Estates of record in Book 7900, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bancroft O'Quinn, Jr., d/b/a Cadbury Properties, Inc. by Warranty Deed from Charles LaRue, Jr. dated April 12, 1999, of record in Book 11437, Page 233, Register's Office for Davidson County, Tennessee.

Upon oath, Bancroft O'Quinn Jr., warrant, covenant and certify that the afore described real property is not their homestead as defined by Statute.

Bancroft O'Quinn, Jr. executed this instrument as President of Cadbury Properties, Inc. and as an individual.

Being the same property conveyed to Randall L. Wilson and wife, Gloria J. Wilson (aka Gloria Jane Wilson) from Bancroft O'Quinn, Jr., d/b/a Cadbury Properties, Inc. by Warranty Deed on the 16th day of July 2004 and filed on the 27th day of July, 2004, of record Instrument # 20040727-0089452.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

The property is commonly known as 1978 Tinnin Road, Goodlettsville, Tennessee 37072.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust.

I, the above-listed grantor affirms that I was predeceased by my husband, Randall L. Wilson on December 7th, 2024, I now wish to convey my survivorship interest into our family trust. Therefore, I convey my interest in the real property to THE WILSON REVOCABLE LIVING TRUST dated February 15th, 2023.

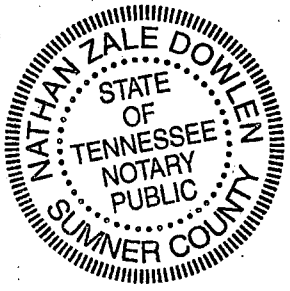
Gloria Jane Wilson

Gloria Jane Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Gloria Jane Wilson with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 16th of December, 2024.



Notary Public
My Commission Expires:

JAN 29 2025

AFFIDAVIT

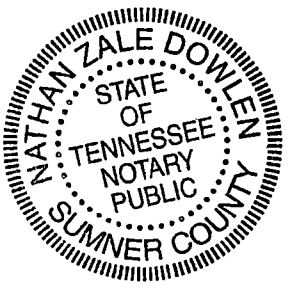
I do hereby certify that the actual, true, and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor conveys my interest in the real property to THE WILSON REVOCABLE LIVING TRUST dated February 15th, 2023.

Gloria Jane Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Gloria Jane Wilson with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 16th of December, 2024.



Notary Public
My Commission Expires:
JAN 2 9 2025

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.