Karen Johnson Davidson County
Batch# 1228792 DEEDQC
01/22/2025 11:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250122-0004906

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Rabbit Trust **6432 Lickton Pike** **Goodlettsville, TN 37072**	**012-00-0-201.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLENDA RUTH WILKES, being one and the same person as GLYNDA RUTH WILKES or GLYNDA R. WILKES** (hereinafter "Grantor"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **JAMES RABBIT TRUST U/T/A DATED** January 22, **2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the northerly margin of Lickton Pike; thence North 24° 00' West 932.0 feet to a point; thence South 71° 45' West 184.0 feet to a point; thence North 24° 00' West 932.0 feet to a point; thence South 71° 45' West 184.0 feet to a point; thence North 24° 00' West 410.0 feet to a point; thence South 85° 50' Est 400.0 feet to a point; thence North 2° 00' East 170.0 feet to a point; thence South 75° 00' East 450.00 feet to a point; thence South 64° 32' East 582.37 feet to a point; thence South 24° 00' East 314.00 feet to a point; thence South 62° 30' West 194.0 feet to a point; thence South 24° 00' East 593.00 feet to an iron pin in the northerly margin of Lickton Pike; thence South 61° 00' West 50.00 feet with the margin of Lickton Pike to the point of beginning, containing 5.75 acres, more or less, according to a survey made by Donald R. Carver, to which reference is herein made.
>
> Being the same property conveyed to GLENDA RUTH WILKES, by deed from JAMES ROBERT WILKES, of record in Deed Book 10093, Page 399 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6432 Lickton Pike, Goodlettsville, Davidson County, Tennessee 37072.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 25 day of Jan, 2025.

GRANTOR:

GLENDA RUTH WILKES, being one in the same person as GLYNDA RUTH WILKES or GLYNDA R. WILKES

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **GLENDA RUTH WILKES**, the within named 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of January, 2025.

Notary Public

My Commission Expires: 06.20.25

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 22 day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 06.20.25

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NSH 3021270.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 January 22, 2025.

Affiant Signature

01.22.25
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 06.20.25.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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