PREPARED BY JOE L. BROWN, ATTORNEY AT LAW
419 Main Street, Savannah, TN 38372

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **TRAYCENE OAKLEY,** do remise, release and forever quitclaim unto, **DAVID JOHN OAKLEY,** his heirs and assigns my interest in and to a certain tract of property located in Davidson County, Tennessee. Being the same property, Jimmy Ray Milliken conveyed his interest in said property to Kendra Oakley Milliken, pursuant to the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement in Case No. 16D739 in the Fourth Circuit Court for Davidson County, Tennessee, by Quitclaim Deed, dated June 25, 2016 and recorded as Transaction Number 20160719-0074046 in the Register's Office of Davidson County, Tennessee. Kendra Oakley Milliken died intestate on February 15, 2025 leaving her mother, Traycene Oakley as her only surviving heir. An Affidavit of Heirship was executed by Deborah Ann Casteel and Carolyn Jane Pinkstaff, dated March 6, 2025 and recorded in Record Book * , page ___ in the Register's Office of Davidson County, Tennessee. Said property which is more particularly described as follows:

* 20250331-0024138

Map-Parcel Numbers: 142-13-B-116CO, 908 Glendale Lane, Nashville, TN 37221

Land in Davidson County, Tennessee, being Lot No. 116, as shown on the map entitled First Revision Riverside, Phase 3 of record as Instrument No. 20010404-0032691, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said interest in this property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of March 2025.

Traycene Oakley
TRAYCENE OAKLEY

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me a notary public in and for said County and State, **TRAYCENE OAKLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 27th day of March 2025.

My commission expires: 7/3/27 **NOTARY PUBLIC**

JOE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

Karen Johnson Davidson County
Batch # 1254164 DEEDQC
03/31/2025 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250331-0024139

STATE OF TENNESSEE, COUNTY OF HARDIN

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

JOE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

Tracyene Oakley
AFFIANT

Subscribed and sworn to before me on this the 27th day of March 2025.

My commission expires: 7/3/27 **NOTARY PUBLIC**

NO OWNERS TITLE OPINION RENDERED
NO OPINION RENDERED AS TO
ACCURACY OF LEGAL DESCRIPTION

MAIL TAX NOTICES TO: NEW OWNER

David John Oakley
13400 Clifton Road
Savannah, TN 38372