Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1279569 DEEDQC
05/30/2025 10:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250530-0042575

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Dwinna Howard Walker, Trustee
Walker Family Revocable Living Trust
9498 Crockett Road
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map and Parcel No.
17000000500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James D. Walker**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Dwinna Howard Walker, Trustee, Walker Family Revocable Living Trust Agreement dated April 29, 2025** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Tract One, Maryland Farms East Park, of record in Book 6250, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **James D. Walker**, by Special Warranty Deed dated October 28, 1992, from **B and S Venture, a Tennessee joint venture composed of Richard W. Sorenson and Lovic A. Brooks, a/k/a B & S Venture**, recorded in Book 8794, Page 240, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5050 Thoroughbred Lane, Suite B, Brentwood, TN 37027.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 29th day of April 2025.

James D. Walker by Dwinna Howard Walker

James D. Walker
by Dwinna Howard Walker
Attorney-in-fact by Power of Attorney
recorded as Instrument No 20250430-0042344
Registers Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James D. Walker, by Dwinna Howard Walker, Attorney-in-fact**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Dwinna Howard Walker

Affiant

Sworn to and subscribed to before me, this the 29th day of April 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1279483 POA
05/30/2025 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250530-0042394

Electronically recorded by McNeese Title, LLC
County: Walton
Date: 8/24/21 Time: 4:26pm
Book: 3213 Page: 1121
Instrument#: 202100042575

DURABLE POWER OF ATTORNEY
OF
JAMES DAVID WALKER

1. Appointment of Attorney-in-Fact:

A. I, **James David Walker**, revoking all previous Powers of Attorney, except for the Durable Power of Attorney for Health Care which I shall execute on this date, hereby appoint my wife, **Dwinna Howard Walker**, as my attorney-in-fact under the Uniform Durable Power of Attorney Act (T.C.A. § 34-6-101, et seq.). If protective proceedings for my estate are hereafter commenced, I hereby nominate, for consideration by the court, the person then acting hereunder as my attorney-in-fact to be the conservator of my estate or guardian of my estate.

B. This power of attorney shall not be affected by my subsequent disability or incapacity. I intend for the authority conferred on my attorney-in-fact to be exercisable by said attorney-in-fact notwithstanding any such disability or incapacity.

2. Powers.

I hereby incorporate by reference all powers authorized by the Uniform Durable Power of Attorney Act, codified at T.C.A. §34-6-101, et seq.

I authorize my attorney-in-fact to take the following actions on my behalf:

A. Monies. To use the funds in any account of mine on deposit with any bank or other financial institution, for my health, support, and comfort; to collect any monies due me; to make deposits and withdrawals, whether by check or otherwise; to renew or not renew any certificates of deposit; and to have full access to the contents of any safe deposit box leased in my name.

B. Personal Property. To buy, sell, or otherwise deal with personal property on my behalf, including but not limited to, clothing, jewelry, furniture, furnishings, and other household and personal effects, and also including any intangible personal property that I may own, such as stocks, bonds, debentures, notes, and any other intangible personal property.

C. Real Estate. To sell, rent, maintain, and otherwise deal with my real estate upon such terms and conditions as my attorney-in-fact may determine to be in my best interest, including the power to take back a purchase money mortgage upon the sale of any of my real property. This power includes the ability to deal with my personal residence in such manner as my attorney-in-fact shall deem desirable and in my best long term interest.

D. Gifts. To make gifts, grants or other transfers without consideration for estate planning purposes of my property to my spouse and my issue.

Such gifts shall include the power to revoke or amend any trust created by me; change beneficiary designations in any death benefits payable on account of the death of me from any life

insurance policy, employee benefit plan, or individual retirement account; change, add or delete any right of survivorship designation on any property, real or personal, to which I hold title, alone or with others; renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession; exercise any right, refuse, release or abandon any right to claim an elective share in any estate under any Will, in order to further facilitate the transfer of property directly or indirectly for estate planning purposes to my spouse and my issue then living.

If my attorney-in-fact is also a potential gift beneficiary then the aggregate amount of all gifts that my attorney-in-fact can make to herself/himself or to any minor child of such attorney-in-fact of my property in a calendar year shall be limited to the greater of $5,000.00 or five percent (5%) of the fair market value of all of my property determined as of the first day of such calendar year.

E. Fiduciary Acts. To act in my place as partner of any partnerships in which I hold an interest, as member of any limited liability company in which I hold an interest, and as Trustee of any trusts in which I am serving as trustee excluding trusts in which the attorney-in-fact is a current income beneficiary.

F. Other Acts. To take any and all actions on my behalf as fully and effectively as if I were personally present. In conferring this general durable power of attorney on my attorney-in-fact, I am fully aware of the broad authority being granted herein and express my full confidence in my said attorney-in-fact.

3. Ratification of Acts.

I ratify and confirm all acts done by my attorney-in-fact under this Durable Power of Attorney. All third-parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

If my wife, **Dwinna Howard Walker,** should be unable or unwilling to serve or continue to serve, then I appoint my son, **James Arthur Walker,** as substitute or successor attorney-in-fact, to serve with the same powers. If my son, **James Arthur Walker,** should be unable or unwilling to serve or continue to serve, then I appoint my daughter, **Amy Elizabeth Walker,** as substitute or successor attorney-in-fact, to serve with the same powers. The resignation of my original or any successor attorney-in-fact may be evidenced by an instrument in writing delivered to my successor named herein. The incapacity of my original or any successor attorney-in-fact may be determined by a written statement of my attorney-in-fact's attending physician delivered to any successor attorney-in-fact.

4. HIPAA Authority.

My attorney-in-fact may need access to my "protected health information" ("PHI," as defined in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 42 USC § 1320d and

202505300042394

202505300042575

45 CFR §§ 160-164) solely for the purpose of making decisions as to payments related to my health care. I intend that my attorney-in-fact be treated as my "personal representative" (as defined in 45 CFR § 164.502(g)(1)) for all purposes related to my PHI and other medical records to the extent necessary to make decisions as to payments related to my health care, and as such personal representative shall (1) have access to all my "individually identifiable health information," including my PHI (as those terms are defined in the regulations under HIPAA at 45 CFR § 160.103), verbal or written; (2) possess, without limitation, my right of access to inspect and obtain a copy of protected health information about me as required by HIPAA at 45 CFR § 164.524; and (3) possess, without limitation, my right to an accounting of disclosures of protected health information as required by HIPAA at 45 CFR § 164.528. My attorney-in-fact's exercise of the powers under this Paragraph shall not be deemed events: (1) in which treating my attorney-in-fact as personal representative could endanger me for purposes of 45 CFR § 164.502(g)(5)(i)(B) or (2) in which it is not in my best interest for my attorney-in-fact to be treated as my personal representative for purposes of 45 CFR § 164.502(g)(5)(ii). This authority applies to any information governed by HIPAA and may not be revoked except by revocation of this document as provided herein, which revocation may not be made by an extrinsic document unless such document specifically refers to this power.

IN WITNESS WHEREOF, I hereby execute this Durable Power of Attorney on the 22nd day of May, 2007.

James David Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **James David Walker** to me known to be the person described herein and who executed the foregoing Durable Power of Attorney and acknowledged that it was executed as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of May, 2007.

Notary Public

My Commission Expires:
12/2/07

THIS INSTRUMENT PREPARED BY
RUSS COOK AND ASSOCIATES, P.C.
155 FRANKLIN ROAD, SUITE 125
BRENTWOOD, TENNESSEE 37027

Certificate of Authenticity

I, **Russell 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 May 22, 2007.

Affiant Signature

May 29, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

BK/PG: 9742/131-134
25016846

4 PGS : POWER OF ATTORNEY	
JESSICA PORTMAN 1045251 - 25016846	
05/30/2025 - 09:06:09 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Certificate of Authenticity

I, **Russell 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 recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 29, 2025.

Affiant Signature

April 29, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028