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# 1281581 DEEDQC
06/05/2025 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044110

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Amid A. Gilkes, Trustee
Donna Gilkes Income Only Trust
3001 Hamilton Church Road, #301
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map and Parcel No.
163040A30100CO

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, **Donna Gilkes**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Amid A. Gilkes, Trustee, Donna Gilkes Income Only Trust dated June 4, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 301, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No: 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to **Donna Gilkes**, by Warranty Deed dated July 20, 2011, from **Barbara Williams, Samuel P. Sublett and Letta J. Bell, being all The Heirs of Samuel J. Sublett, and Barbara Williams, individually**, recorded in Instrument No. 20110725-0056662, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3001 Hamilton Church Rd., #301, Antioch, TN 37013**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 4th day of June 2025.

Donna Gilkes

Donna Gilkes

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 **Donna Gilkes**, 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 4th day of June 2025.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed to before me, this the 4th day of June 2025.

Notary Public

My Commission Expires:
12/13/27

Certificate of Authenticity

I, **Aaron B. Morales,** 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 June 4, 2025.

Affiant Signature

June 4, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of June 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

