Karen Johnson Davidson County
Batch# 1284248 DEEDQC
06/13/2025 11:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0046104

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Wendell Eugene Wilcox, Trustee
1602 5th Avenue North #A
Nashville, TN 37208

Send Tax Bills To
Same

Map-Parcel No.
082 05 0A 001.00

Quitclaim Deed to Trustee

Grantor: Wendell E. Wilcox (unmarried)
Grantee: Wendell Eugene Wilcox, Trustee of the Revocable Trust of Wendell Eugene Wilcox, dated June 11, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Unit A of the Joseph L. Perry Subdivision of record in Instrument Number 20010102-0000290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendell E. Wilcox by deed from Joseph L. Perry and Joyce Page, of record in Instrument No. 20010202-0010384, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1602 5th Avenue North #A, Nashville, TN 37208.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Wendell E. Wilcox, Grantor

State of Tennessee
County of Sumner

On June 11, 2025, personally appeared before me, Wendell E. Wilcox, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 4/26/2027

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Wendell Eugene Wilcox, Trustee
Grantee

Sworn to and subscribed before me on June 11, 2025.

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE McGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/26/2027 SUMNER COUNTY

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 June 11, 2025.

Signature

6/11/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 11, 2025.

Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE McGINNIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/26/2027 SUMNER COUNTY