QuitClaim Deed

The actual consideration or value for this transfer is
$ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this
14 day of JUNE, 2025.

NOTARY PUBLIC
My Commission Expires:
09/05/2029

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1289970 DEEDQC
06/25/2025 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250625-0050159

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
REBECCA L. WINGARD, Trustee	New Owner	
101 Rifle Range Rd.		053 16 0 / 088.00
Old Hickory, TN. 37138		

FOR AND IN CONSIDERATION OF TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and In further fulfillment of the terms of the REBECCA L. WINGARD REVOCABLE LIVING TRUST,

I REBECCA L. WINGARD, the GRANTOR herein, by these presents does transfer, **QuitClaim** and convey unto:

THE REBECCA L. WINGARD, REVOCABLE LIVING TRUST UNDER AGREEMENT DATED JUNE 19, 2025, REBECCA L. WINGARD Trustee, the GRANTEE herein, its successors, heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

See Attached EXHIBIT "A"

Being the same property conveyed to John F. Wingard, and Rebecca L. Wingard by Warranty Deed of record as Instrument No. 2006018-0115169 Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2025

This is improved property known as: 101 Rifle Range Rd. Old Hickory, TN 37138.

Witness my hand this 19TH day of JUNE, 2025.

Rebecca L. Wingard

REBECCA L. WINGARD, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named REBECCA L. WINGARD, 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 contained therein.

Witness my hand and official seal at OLD HICKORY, Tennessee this 19TH day of JUNE, 2025.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY TENNESSEE

****

202506250050159

EXHIBIT "A"

Legal Description for The Rebecca L. Wingard Revocable Living Trust

Land in Davidson County, Tennessee, being part of Lot No. 5, on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision near Old Hickory, Tennessee, and being designated as Parcel A on an unrecorded map of survey of said Lot, for D. O. Cook.

According to said unrecorded copy of said survey, said Parcel A fronts 130.1 feet on the South side of Hopewell Road and runs back 152.2 feet on the East line and 195.4 feet on the West line along the East margin of Rifle Range Road, to the north line on Parcel C, on which it measures 100 feet.

Being the same property conveyed to John F. Wingard, and Rebecca L. Wingard by Warranty Deed from Kathleen E. Casey, unmarried, of record as Instrument No. 2006018-0115169 Register's Office for Davidson County, Tennessee. John F. Wingard having died September 7, 2024, leaving his wife, Rebecca L. Wingard as the surviving tenant by the entirety.

Property Known as:
101 Rifle Range Rd.
Old Hickory, TN. 37138

Map/Parcel: 053 16 0 / 088.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 19 2025.

Leroy Johnston Ellis, IV, Affiant

June 19, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 19 day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com