Karen Johnson Davidson County
Batch# 1293710 DEEDQC
07/03/2025 11:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250703-0052712

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 Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
James Reagan Dickens, Trustee 2528 Greer Road Goodlettsville, TN 37072	Same	017 00 0 014.00

Quitclaim Deed to Trustee

Grantor: James Donnell Dickens and wife, Judy M. Dickens
Grantee: James Reagan Dickens, Trustee under the Irrevocable Trust of James Donnell Dickens, dated June 25, 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:

Lying in the 10th Civil District of said County, and described as beginning at a point on the easterly margin of Ivy Point Road, a/k/a Greer Road, at the Southwest corner of the R.E. Jones property; thence eastwardly along Jones' southerly line, 420 feet to a point; thence southwardly parallel to the easterly margin of said Road, 157 .5 feet to a point; thence westwardly 420 feet to the easterly margin of said Road; thence with the margin of the same, northwardly 157.5 feet to the beginning. Together with the right to use of water from a spring on the adjoining property of Charles Benton and wife, Nannie Benton, with the right also to lay a pipe line and install a pump in said spring.

Being the same property conveyed to James Donnell Dickens and wife, Judy M. Dickens by deed from James P. Dickens and wife, Lorene Smiley Dickens, of record in Record Book 9542, Page 392, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2518 Greer Road, Goodlettsville, TN 37072.

James D. Dickens and Judy M. Dickens were married in Goodlettsville, Tennessee, on June 8, 1979. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Judy M. Dickens in Goodlettsville, Tennessee, on April 15, 2025; and James D. Dickens conveys as surviving tenant by the entirety.

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.

James Donnell Dickens, Grantor

State of Tennessee
County of Sumner

On June 25, 2025, before me personally appeared James D. Dickens, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

M. Kathyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Sumner

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

James Reagan Dickens, Trustee
Grantee

Sworn to and subscribed before me on June 25, 2025.

M. Kathyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

TRUE Copy Certification

I, Hope Campbell, 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 25, 2025.

Hope Campbell
Signature

6/25/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 25, 2025.

M. Kathyn Green
Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026

M. KATLYN GREEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY