Karen Johnson Davidson County
Batch# 1293710 DEEDQC
07/03/2025 11:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250703-0052713

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 0 004.00

Quitclaim Deed to Trustee

Grantor: James D. 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:

BEGINNING at a point in the westerly margin of Greer Road, said point being the most southeastern corner of this property and the northeastern corner of Wood property; thence S 67 deg. 23 min. 26 sec. W 386.34 feet to a point; thence N 81 deg. 01 min. 34 sec. W 300.00 feet to a point; thence N 07 deg. 46 min. 56 sec. W 433.57 feet to a point; thence N 88 deg. 22 min. 40 sec. W 507.13 feet to a point; thence N 03 deg. 56 min. 27 sec. E 275.51 feet to a point; thence N 70 deg. 30 min. 47 sec. E 629.45 feet to a point; thence N 70 deg. 30 min. 47 sec. E 10 feet to a point in the westerly margin of Greer Road, said point being the most northeastern corner of this property and the southeastern corner of Bill Barron property; thence with the westerly margin of Greer Road S 35 deg. 04 min. 01 sec. E 637.85 feet to a point; thence S 35 deg. 05 min. 19 sec. E 315.42 feet to a point; thence S 34 deg. 40 min. 48 sec. E 67.88 feet to the point of beginning.

Being the same property conveyed to James D. Dickens and wife, Judy M. Dickens by deed from James P. Dickens (a widower), of record at Instrument Numbers 20061212-0153464 and 20061212-0153465, as later combined at Instrument Number 20121121-0107477, Register's Office for Davidson County, Tennessee.

This is Unimproved property, known as: 2523 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 D. Dickens, Grantor

State of Tennessee
County of Sumner

On June 25, 2025, before me personally appeared James Donnell 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. Katlyn Green

Notary Public
My commission expires: My Commission Expires August 19, 2026



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. Katlyn Green

Notary Public
My commission expires: My Commission Expires August 19, 2026



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. Katlyn Green

Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026

