Karen Johnson Davidson County
Batch# 1293710 DEEDQC
07/03/2025 11:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250703-0052714

THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
James Reagan Dickens, Trustee
2528 Greer Road
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
017 00 0 211.00

Quitclaim Deed to Trustee

Grantor: James Donnell 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 center of Greer Road opposite the northwest corner of the property conveyed to James P. Dickens and wife by deed from Jessie Mai Eaton and husband as of record in Book 2095, Page 243, Register's Office for said County; thence with said Dickens' northerly line and continuing with the northerly line of the second tract of land conveyed to Jessie Benton Eaton and husband by deed from E.R. Benton, et al, as of record in Book 2695, page 135, said Register's Office, North 66° 30' East 841.5 feet to a point; thence with said Eaton's northerly line South 86° 30' East 92 feet to an inner corner of Mrs. R.E. Jones' property; thence with an inner westerly line of Mrs. R.E. Jones' property North 27° 30' West 240 feet to another inner corner of Mrs. R.E. Jones' property; thence with the southerly line of Mrs. R.E. Jones property, South 62° 30' West 942 feet to the center of Greer Road; thence with the center of Greer Road, South 38° 15' East 134 feet to the beginning, containing 3.6 acres.

Being the same property conveyed to James Donnell Dickens by deed from James Donnell Dickens, Successor Trustee of the Revocable Trust Agreement of James P. Dickens dated June 11, 2004 and amended on July 11, 2011, of record in Instrument Number 20210125-0010231, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2522 Greer Road, Goodlettsville, TN 37072.

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, personally appeared before me, James Donnell Dickens, 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: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC 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

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

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC 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.

Signature

6/25/25
Date

State of Tennessee
County of Sumner

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

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

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY