Karen Johnson
Batch # 1302042
07/25/2025 10 22 40 AM
Fees $42 00 Taxes $0 00
Davidson County
DEEDWARRSP
8 pgs
20250725-0058865

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED AND NO OPINIONS RENDERED

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NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv).

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NEW OWNER ADDRESS:
Glenda Ruth Wilkes
6432 Lickton Pike
Goodlettsville, TN 37072

SEND TAX NOTICES:
same

MAP-PARCEL NOS.:
Map: 33; Parcel 91
Part of Map 12; Parcel 69
Map 12; Parcel 69
Map 12; Parcel 018
Part of Map 12; Par. 19 & 21
Map 12; Parcel 19
Map 33; Parcel 90

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to fulfill a devise under the Last Will & Testament of the late James Robert Wilkes, which is currently being probated in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P177, **Glenda Ruth Wilkes**, Personal Representative for the **Estate of James Robert Wilkes** (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Glenda Ruth Wilkes** (hereinafter collectively referred to as "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the following tracts or parcels of land situated in Davidson County, State of Tennessee, to wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

Said James Robert Wilkes passed away on March 8, 2024, leaving a Last Will and Testament dated as of March 21, 2019, together with a First Codicil thereto dated as of August 12, 2021. The **Estate of James Robert Wilkes** is currently being probated in the Seventh Circuit (Probate) Court for Davidson County, Tennessee as Case No. 24P1177 pursuant to an Order of the Court dated and entered as of June 27, 2024, naming Glenda Ruth Wilkes as the Personal Representative. Said Last Will & Testament of the late James Robert Wilkes vests the Personal Representative with all powers granted under Tennessee law, including the authority to convey title to said property to the beneficiaries.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons claiming under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June 2025.

ESTATE OF JAMES ROBERT WILKES

By: _____
Name: Glenda Ruth Wilkes
Title: Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Glenda Ruth Wilkes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Personal Representative of the **Estate of James Robert Wilkes** and that she, as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of James Robert Wilkes**.

WITNESS my hand & seal at Goodlettsville, Tennessee, this 14th of June 2025

Oct/20/28
My Commission Expires

_____
Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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AFFIDAVIT OF VALUE

NOTE: PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv).

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Exhibit "A"

Property Descriptions

1400 Dickerson Road:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Lot No. 3, T. J. Watkins Plan, as of record in Book 371, age 348, Register's Office for Davidson County, Tennessee, and described according to a survey made by Solon E. Davis, Engineer, on November 15, 1952, as follows:

SAID Tract is designated as Tract "3" in said Solon E. Davis, survey and begins at an iron pin in the easterly margin of Dickerson Pike, the point of beginning being a common corner with a Tract conveyed by M. M. Cunniff, et ux, to George Henry Hutton, Jr., et ux, of record in Book 2343, Page 76, said Register's Office; thence South 77 degrees 08' 30" East 400 feet to an iron pin; thence South 24 degrees 21' 30" West 130 feet to an iron pin; thence North 77 degrees 08' 30" West 400 feet to an iron pin on the easterly margin of Dickerson Pike; thence with the easterly margin of Dickerson Pike North 24 degrees 2' 30" West 130 feet to the point of beginning.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 402, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Robert Wilkes and wife, Glenda Wilkes, by Warranty Deed from L. H. Gregory and wife, Mildred M. Gregory, of record in Book 6228, Page 639, said Register's Office.

Glenda Ruth Wilkes and Glenda Wilkes being one and the same person.

This is improved property known as 1400 Dickerson Road, Nashville (Davidson County), Tennessee and also as a Part of Lot 3, T. J. Watkins Plan

6422 Lickton Pike:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, dated November 6, 1980, as follows:

BEGINNING at an iron pin in the north margin of Lickton Pike, being the southeast corner of the within descried tract; thence with line of said Lickton Pike South 60 deg. 00 min. West 100 feet to an iron pin; thence North 19 deg. 15 min. West 170.00 feet to a 15-inch hackberry tree; thence North 24 deg. 00 min. West 800 feet to an iron pin; thence North 71 deg. 45 min. East 80 feet to a point; thence South 25 deg. 28 min. East 803.33 feet to an iron pin; thence South 17 deg. 40 min. East 150.73 feet to the point of beginning, containing 2.02 acres, more or less.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 404, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Robert Wilkes and wife, Glenda R. Wilkes, by Warranty Deed from Paul F. Richey and wife, Deborah W. Richey, of record in Book 6886, Page 550, Register's Office for Davidson County, Tennessee.

Glenda Ruth Wilkes and Glenda R. Wilkes being one and the same person.

This is improved property known as 6422 Lickton Pike, Goodlettsville (Davidson County), Tennessee.

6426 Lickton Pike:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated March 13, 1978, as follows:

BEGINNING at a corner fence post and iron pin in the north margin of Lickton Pike, located at the southwest corner of the tract; thence with the fence North 19 deg. 15 min. West 170.0 feet to a 15-inch hackberry tree; thence North 24 deg. West 800.00 feet to an iron pin; thence North 71 deg 45 min. East 184.0 feet to an iron pin; thence South 24 deg. East 800.0 feet to a corner fence post; thence South 24 deg. East 132.0 feet to an iron pin and corner post on the North margin of Lickton Pike; thence with the margin of Lickton Pike South 60 deg. West 200.0 feet to a post and pin, the point of beginning, containing 4.04 acres, more or less.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 406, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Robert Wilkes and wife, Glenda R. Wilkes, by Warranty Deed from Roy D. Young, of record in Book 7919, Page 844, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, but expressly excluded therefrom is the following described property:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, dated November 6, 1980, as follows:

BEGINNING at an iron pin in the North margin of Lickton Pike, being the southeast corner of the within described tract, thence with line of said Lickton Pike South 60.0 deg 00 min. West 100 feet to an iron pin; thence North 19 deg. 15 min. West 170.00 feet to a 15-inch hackberry tree; thence North 24 deg. 00 min. West 800 feet to an iron pin; thence North 71 deg. 45 min. East 80 feet to a point; thence South 25 deg. 28 min. East 803.33 feet to an iron pin; thence South 17 deg. 40 min. East 150.73 feet to the point of beginning, containing 2.02 acres, more or less.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 406, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Robert Wilkes and wife, Glenda R. Wilkes, by Warranty Deed from Paul F. Richey and wife, Deborah W. Richey, of record in Book 6886, Page 550, Register's Office for Davidson County, Tennessee.

Glenda Ruth Wilkes and Glenda R. Wilkes being one and the same person.

This is improved property known as 6426 Lickton Pike, Goodlettsville (Davidson County), Tennessee.

6444 Lickton Pike:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

LAND lying in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the north margin of the New Lickton Pike, formerly known as Walkers Creek Road, which point is 52 feet West of the southeast corner of Lot No. 2 which was conveyed to Mrs. Maggie E. Martin by deed of record in Book 330, Page 418, Register's Office for Davidson County, Tennessee, running thence along the North margin of the said Lickton Pike in a westerly direction 95 feet, and running thence north 27-1/2 deg. West between parallel lines, 150 feet to a point.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 410, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Wilkes and wife, Glenda Wilkes, by Warranty Deed from Johnny Sullivan and wife, Tina Sullivan, of record in Book 7386, Page 108, Register's Office for Davidson County, Tennessee.

Glenda Ruth Wilkes and Glenda Wilkes being one and the same person

James Wilkes and James Robert Wilkes being one and the same person.

This is improved property known as 6444 Lickton Pike, Goodlettsville (Davidson County), Tennessee.

6432 Lickton Pike:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

LAND lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated March 13, 1978, as follows:

Beginning at an iron pin and corner post on the north margin of Lickton Pike, same being the southwest corner of this tract and the southeast corner of a 4.04 acre tract; thence leaving the Pike North 24° West passing a corner fence post at 132.0 feet, 932.0 feet to an iron pin; thence South 71° 45' West 184.0 feet to an iron pin; thence North 24° West 410.0 feet to an iron pin 6 feet West of a 20" scaly bark hickory tree; thence South 85° 50' West 1,005.0 feet to an iron pin in E. B Parker's fence line, said point being 125 0 feet North of the original southwest corner of the Martin property; thence with Parker's east line fence generally North 4° 15' East 1,105.0 feet to a 6" corner Hackberry tree on the North side of a branch; thence along the north side of the branch South 70° East 281.0 feet to a corner fence post on the north side of the branch; thence continuing on with Parker's line 31° East 404.0 feet to a corner fence post; thence with the fence line South 89° East 453.0 feet to a corner fence post; thence leaving Parker and on with Lehman's fence line South 83° East 562 0 feet to a 36" elm tree in Lehman's fence line; thence leaving Lehman fence and with an established fence line South 6° West 282 0 feet to a corner fence post and iron pin; thence South 19° East 463.0 feet to a corner fence post and iron pin at the southwest edge of a pond; thence South 24° East 163 0 feet to an iron pin at the base of a 15" hackberry tree in the fence line; thence South 45° East with the fence 230.0 feet to an iron pin at the base of a hackberry tree; thence South 55° East 336 0 feet to an iron pin; thence South 27° 30' East 864.0 feet to an iron pin on the west side of a drainage ditch, thence South 68° West 95.0 feet to an iron pin and corner post; thence South 24° 30' East 150.0 feet to an iron pin in the north margin of Lickton Pike; thence along the north margin of said Pike South 66° West 161.0 feet to a fence post; thence further with the margin of said Pike South 61° West 212.0 feet to a corner post and iron pin, the point of beginning, containing 58.1 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, but expressly excluded therefrom is the following described property:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike; thence North 24° 00' West 932.0 feet to a point; thence South 71° 45' West 184.0 feet to a point; thence North 24° 00' West 410.0 feet to a point; thence South 85° 50' West 400.0 feet to a point; thence North 2° 00' East 170.0 feet to a point; thence South 75° 00' East 450 feet to a point; thence South 64° 32' East 582 37 feet to a point; thence South 24° 00' East 314 00 feet to a point; thence South 62° 30' West 194.0 feet to a point; thence South 24° 00' East 593.00 feet to an iron pin in the northerly margin of Lickton Pike; thence South 61° 00' West 50.00 feet with the margin of Lickton Pike to the point of beginning, containing 5.75 acres, more or less.

Being the same property conveyed to James Robert Wilkes by Quitclaim Deed dated June 18, 1996, from Glenda Ruth Wilkes, of record in Book 10093, Page 412, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to James R. Wilkes and wife, Glenda R. Wilkes, by Warranty Deed from Ira Lou Martin, et al., of record in Book 5353, Page 741, Register's Office for Davidson County, Tennessee.

Glenda Ruth Wilkes and Glenda R. Wilkes being one and the same person.

James Robert Wilkes and James R. Wilkes being one and the same person

This is unimproved property known as 6432 Lickton Pike, Goodlettsville (Davidson County), Tennessee.

6450 Lickton Pike:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 100% interest in and to the following described tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows according to a survey by John B Bates, Surveyor, dates March 13, 1978, to-wit:

BEGINNING at a point on the northly margin of Lickton Pike, a corner to A J. Galbreath; thence with the margin of said Lickton Pike, S 69 deg. W 52.0 feet to an iron pin, a corner to M. M. Duff; thence leaving said margin of said Pike and with the line of Duff, N 24 deg 30' W 150.0 feet to an iron pin; thence N 27 deg. 30' W 864.00 feet to an iron pin; thence N 55 deg. E 336.00 feet to an iron pin and 15" hackberry at gate; thence N 45 deg. W 230.00 feet to an iron pin and a hackberry, thence N 24 deg. W 163.00 feet to an iron pin; thence N 19 deg. E 463.00 feet to an iron pin and post; thence N 6 deg. E 282 00 feet to a 36" elm tree in the line of Lehman; thence N S 83 deg. E 483.00 feet to a point; thence S 17 deg. 15' E 1,534.5 feet to a post, a corner to A. J Galbreath; thence with the line of said Galbreath, S 18 deg. 30' E 615.00 feet to the point of beginning, containing 16.65 acres, more or less.

Included in the above description but specifically excluded from this conveyance is a tract or parcel of land containing 0.38 acres conveyed to Sam Tinnin and wife, Glenda Tinnin, and James E Simpson and wife, Sarah J. Simpson, by deed of record in Book 7684, page 823, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of the meets and bounds of the property conveyed and other matters as shown on the said deed.

Being the same property conveyed to James Robert Wilkes by Installment Deed dated November 28, 2000, from Harold S. Martin and wife, Beverly V. Martin, as to a ½ undivided interest, as tenants by the entirety, by and through their attorney in fact, John R. Martin, and John R. Martin, as to an undivided ½ interest., of record as Instrument No. 20001205-0119166 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6450 Lickton Pike, Goodlettsville (Davidson County), Tennessee.

1416 Dickerson Road:

Grantor does hereby transfer and convey unto Grantee, her successors, assigns and heirs, the late James Robert Wilkes' 51% interest in and to the following described tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Thomas J. Watkins Estate, of record in Book 42, page 712, Register's Office for Davidson

County, Tennessee, and being known as Lot No. 4 on the Map of M. M. Cunniff's Subdivision of part of Lot No. 3 of the Watkins Lands, described according to a copy of a survey by Solon E. Davis, Engineer, dated June 20, 1955, as follows:

Beginning at a point in the easterly margin of Dickerson Road, at an iron pin; thence south 77°08'30" east 400 feet to an iron pin; thence south 24°21'30" west 73 02 feet to an iron pin; thence 88°04'13" west 424 16 feet to an iron pin in the easterly margin of Dickerson Road; thence with the margin of the same, north 24°21'30" east 154 83 feet to the point of beginning.

Being a 51% interest in and to the same property conveyed to James Robert Wilkes by Quitclaim Deed from Glenda Ruth Wilkes, of record in Book 10093, Page 408, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to James Robert Wilkes and wife, Glenda Ruth Wilkes, by Warranty Deed from Madison Swimming Pool Co., Inc., of record in Book 4639, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Dickerson Road, Goodlettsville (Davidson County), Tennessee.