Karen Johnson
Batch # 1346213
11/14/2025 08.04 18 AM
Fees $32 00 Taxes $0 00
Davidson County
DEEDQC
6 pgs
20251114-0090690

This Instrument Prepared By
Kevin E Childress, Attorney
The Estate and Family Law Group, PLLC
1755 Lynnfield Road, Suite 103
Memphis, TN 38119
(901) 290-0650

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **SHAWNA LEE KIDD and JACOB MART WILCOX, WIFE AND HUSBAND,** for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, do hereby BARGAIN, SELL, REMISE, QUIT CLAIM AND CONVEY unto **JACOB WILCOX AND SHAWNA KIDD, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE NINE SECONDS TRUST DATED JULY 30, 2015, AND ANY AMENDMENTS THERETO,** all our right, title and interest in and to the following described real estate situated and being in **City of Nashville, County of Davidson, State of Tennessee**, to wit:

> Lot No. 10 on the Plan of Kenmore Court Subdivision of record in Plat Book 1835, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Shawna Lee Kidd and Jacob Mart Wilcox, Wife and Husband by Warranty Deed of record in Instrument Number 20210315-0033975, Davidson County Register of Deeds.
>
> Map/Parcel Nos.: 072-06-0-332.00

Being subject to the contents and restrictions contained in any prior instrument herein referenced.

This deed is prepared without the benefit of an abstract or title search.

We do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

IN TESTIMONY WHEREOF, I have executed this instrument this the 22nd day of October, 2025.

SHAWNA LEE KIDD

STATE OF _____, COUNTY OF _____

Before a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **SHAWNA LEE KIDD**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 2025.

My Commission Expires _____ Notary Public _____

IN TESTIMONY WHEREOF, I have executed this instrument this the 22nd day of October, 2025.

JACOB MART WILCOX

STATE OF _____, COUNTY OF _____

Before a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **JACOB MART WILCOX**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 2025.

My Commission Expires _____ Notary Public _____

Property known as 1306 Kenmore Court, Nashville, TN 37216

Property owner's name and address	Jacob Wilcox and Shawna Kidd, Trustees, or their successors in interest, of the Nine Seconds Trust dated July 30, 2015, and any amendments thereto 17875 Apricot Way, Castro Valley, CA 94546
Mail Tax Notice to	Jacob Wilcox & Shawna Kidd 17875 Apricot Way, Castro Valley, CA 94546

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Hannah Sargent

PRINT NAME

SWORN TO AND SUBSCRIBED before me this the ____ day of _____, 2025

See attached Certificate

My Commission Expires

Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Alameda)

On October 22, 2025 before me, M. Pang, Notary Public
(insert name and title of the officer)

personally appeared Shawna Lee Kidd,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

M. PANG
Notary Public - California
Alameda County
Commission # 2476456
My Comm. Expires Jan 11, 2028

Signature M. Pang (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Alameda)

On October 22, 2025 before me, M. Pang, Notary Public
(insert name and title of the officer)

personally appeared Jacob Mart Wilcox,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

M. PANG
Notary Public - California
Alameda County
Commission # 2476456
My Comm. Expires Jan 11, 2028

Signature M. Pang (Seal)

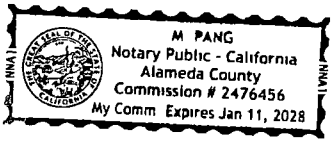
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Alameda

Subscribed and sworn to (or affirmed) before me on this 23rd day of October, 2025, by Hannah Sargent

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature M. Pang