This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1356566 DEEDQC
12/11/2025 07:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251211-0098372

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Rabbit Trust 6432 Lickton Pike Goodlettsville, TN 37072	**012-00-0-019.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLYNDA RUTH WILKES, being one and the same person as GLENDA RUTH WILKES or GLYNDA R. WILKES** (hereinafter "Grantor"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **JAMES RABBIT TRUST U/T/A DATED** Jan. 22, **2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

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

Beginning at a point in the northerly margin of Lickton Pike, a corner to A.J. Galbreath; thence with the margin of said 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 615.0 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 deed from HAROLD S. MARTIN and wife, BEVERLY V. MARTIN, as to a ½ undivided interest, as tenants by the entirety, and JOHN ROBERT MARTIN, as to an undivided ½ interest, of record in Instrument Number 20001205-0119166 in the Register's Office of Davidson County, Tennessee. JAMES ROBERT WILKES died on March 8, 2024, with his interest in said property devised to GLYNDA RUTH WILKES pursuant to the terms of his Will, probated in the Chancery Court of Davidson County, Tennessee, Case No. 24P-1177, with Special Warranty Deed related thereto of record as Instrument No. 20250725-0058865, Register's Office of Davidson County, Tennessee.

This is improved property known as 6450 Lickton Pike, Goodlettsville, Davidson County, Tennessee 37072.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 19th day of November, 2025.

GRANTOR:

GLYNDA RUTH WILKES, being one in the same person as GLENDA RUTH WILKES or GLYNDA R. WILKES

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **GLYNDA RUTH WILKES, being one in the same person as GLENDA RUTH WILKES or GLYNDA R. WILKES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of November 2025.

Notary Public

My Commission Expires: 8·20·2029

LAURA JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 8-20-2029

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 19th day of November, 2025.

NOTARY PUBLIC
My Commission Expires: 8·20·2029

LAURA JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 8-20-2029

NSH 3025147.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, do hereby make oath that I am a licensed attorney and/or 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 November 19, 2025 (date of document).

Affiant Signature

12-9-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of December, 20 25.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY