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
20251211-0098373

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Rabbit Trust **6432 Lickton Pike** **Goodlettsville, TN 37072**	**033-00-0-090.00**	**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 JANUARY 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 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 north 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 portion of the same property conveyed to JAMES ROBERT WILKES, by deed from GLENDA RUTH WILKES, of record in Deed Book 10093, Page 408 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 1416 Dickerson 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 Dickson)

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

STATE OF Tennessee
COUNTY OF Dickson

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 3025247.1

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