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
20251211-0098374

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Rabbit Trust **6432 Lickton Pike** **Goodlettsville, TN 37072**	**033-00-0-091.00**	**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:

Being a part of Lot No. 3, T. J. Watkins Plan, as of record in Book 371, page 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 North 24 degrees 2' 30" West 130 feet to the point of beginning.

Being the same property conveyed to JAMES ROBERT WILKES, by deed from GLENDA RUTH WILKES, of record in Deed Book 10093, Page 402 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 1400 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 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: 6.20.2029

LAURA JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 6-20-2029

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: 6 20.2029

LAURA JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES

NSH 3025244.1

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