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 6 pgs
Fees: $32.00 Taxes: $0.00
20251211-0098375

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Rabbit Trust 6432 Lickton Pike Goodlettsville, TN 37072	**012-00-0-070.00**	**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 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, 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 1005.0 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 1105.0 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 5.57 acres, more or less.

Being the same property conveyed to JAMES ROBERT WILKES, by deed from GLENDA RUTH WILKES, of record in Deed Book 10093, Page 412 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. The aforementioned Special Warranty Deed incorrectly refers to the property described herein as 6432 Lickton Pike, and by the property's previous Map and Parcel Number Map 12; Par. 19 & 21. The property described herein is 0 Lickton Pike, Goodlettsville, Davidson County, Tennessee 37072, and the property has since received a new parcel number from the Davidson County Assessor of Property, being Map and Parcel Number 012-00-0-070.00.

This is unimproved property known as 0 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 and 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**, 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

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

NSH 3025182.1

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