TRUSTEE'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1360386 DEEDQC
12/22/2025 08:32:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251222-0101230

This instrument prepared by:

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(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE JIM AND JUDY GILBERT LIVING TRUST dated the 10th, November of 2025.
James Lee Gilbert and Judith Ellen Brown Gilbert, Trustees
8101 Whites Creek Pike,
Joelton, Tennessee, 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
008 00 0 017.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

James Lee Gilbert and Judith Ellen Brown Gilbert as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE JIM AND JUDY GILBERT LIVING TRUST dated the 10th of November, 2025 all their right, title and interest in and to a certain tract of land as described as follows:

TRACT I:
LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF WHITES CREEK PIKE, SAID IRON ROD BEING A COMMON PROPERTY CORNER OF THE DALE HORNE TRACT OF RECORD IN DEED BOOK 9868, PAGE 931, REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
THENCE LEAVING THE WESTERLY MARGIN OF WHITES CREEK PIKE AND WITH THE SMILEY/HORNE COMMON PROPERTY LINES 74 DEGREES 13' 30" W 622.74 FEET TO AN IRON ROD;
THENCE N 85 DEGREES 07' 26" W 328.00 FEET TO AN IRON ROD;

THENCE S 09 DEGREES 05' 28" W 507.43 FEET TO AN IRON ROD IN THE BOUNDARY LINE OF THE H. E. BAXTER PROPERTY OF RECORD IN DEED BOOK 4868, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
THENCE WITH SAID BAXTER LINE N 84 DEGREES 29' 43" W 335.64 FEET TO AN IRON ROD;
THENCE N 01 DEGREES 08' 25" E 687.65 FEET TO AN IRON ROD;
THENCE N 78 DEGREES 10' 10" E 728.31 FEET TO AN IRON ROD;
THENCE N 11 DEGREES 49' 50" W 40 FEET TO AN IRON ROD;
THENCE N 78 DEGREES 10' 10" E 480.63 FEET TO THE WESTERLY MARGIN OF WHITES CREEK PIKE;
THENCE WITH SAID MARGIN OF SAID PIKE 420.5 FEET TO THE POINT OF BEGINNING, CONTAINING **14.24 ACRES MORE OR LESS.**

BEING THE SAME PROPERTY CONVEYED TO JERRY F. COLLIER AND WIFE, YVONE C. COLLIER BY WARRANTY DEED FROM NELL BURKLIN SMILEY OF RECORD IN BOOK 9956, PAGE 890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM AS FOLLOWS:

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF HIGHWAY 431, SAID PIN BEING THE MOST EASTERLY POINT OF HEREIN DESCRIBED TRACT;
THENCE LEAVING SAID MARGIN S 74 05' 39" W, 481.85;
THENCE N 11 DEGREES 49' 50" W, 34.25';
THENCE N 78 DEGREES 10' 11" E, 480.63' TO THE POINT OF BEGINNING **0.189 ACRES, MORE OR LESS.**

BEING THE SAME PROPERTY CONVEYED TO WILKERSON PROPERTIES, LTD. BY QUITCLAIM DEED FROM JERRY F. COLLIER AND WIFE, YVONNE COLLIER OF RECORD BY INSTRUMENT NO. 20010312-0023467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:
BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED S 74 DEGREES 05' 39" W. 481.85 FEET FROM THE MOST EASTERLY

CORNER OF TRACT ONE OF BERNARD R. WILKERSON, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;
THENCE S 11 DEGREES 49' 50" E, 5.75' TO A EXISTING IRON PIN;
THENCE S 78 DEGREES 10'10" W,
728.31' TO AN EXISTING IRON PIN;
THENCE N 74 DEGREES 48' 50" E, 332.30' TO A SET IRON PIN;
THENCE N 80 DEGREES 08' 51" E, 396.82 ' TO THE POINT OF BEGINNING CONTAINING **0.189 ACRES, MORE OR LESS.**

BEING THE SAME PROPERTY CONVEYED TO JERRY F. COLLIER AND WIFE, YVONNE C. COLLIER BY QUITCLAIM DEED FROM WILKERSON PROPERTIES, LTD. OF RECORD BY INSTRUMENT NO. 20010312-0023466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

YVONE C. COLLIER AND YVONNE C. COLLIER BEING ONE AND THE SAME PERSON.

Being the same property conveyed to JAMES L. GILBERT (aka James Lee Gilbert) AND WIFE, JUDITH BROWN GILBERT (aka Judith Ellen Brown Gilbert), by warranty deed from Jerry F. Collier and wife, Yvone C. Collier, of record in Instrument **20130502-0044024**, dated April 29th, 2013 and filed May 2nd, 2013, Register's Office for Davidson County, Tennessee.

The property is commonly known as 8101 Whites Creek Pike, Joelton, Tennessee, 37080.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE JIM AND JUDY GILBERT LIVING TRUST dated 10th, November, 2025.

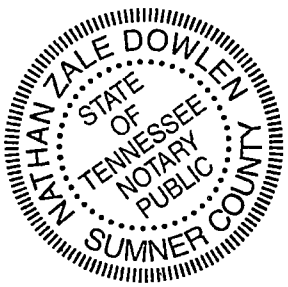
Signed this 24th of November, 2025.

James Lee Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared James Lee Gilbert with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 24th of November, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

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I, the above listed grantor conveys my interest in the real property to THE JIM AND JUDY GILBERT LIVING TRUST dated 10th, November, 2025.

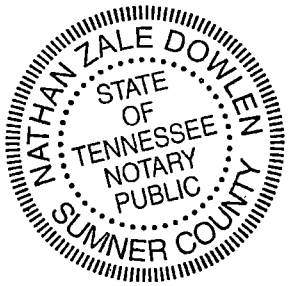
Signed this 24th of November, 2025.

Judith Ellen Brown Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Judith Ellen Brown Gilbert with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 24th of November, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

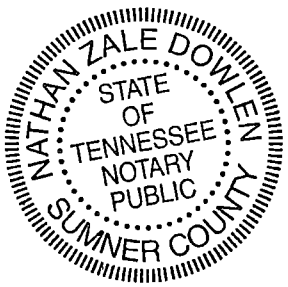
Signed this 24th of November, 2025.

James Lee Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared James Lee Gilbert with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 24th of November, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.