THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1363898 DEEDQC
12/31/2025 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 30th day of December, 2025.

Notary Public **Affiant**
My Commission Expires: 11-08-2027

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
The Travis Glenn Oaks Irrevocable Special Needs Trust c/o Donald Lee Oaks, Trustee 1001 Highland Ave Goodlettsville, TN 37075	Same as New Owner	Map & Parcel: 006 00 0 104.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DONALD LEE OAKS, unmarried**, by these presents does hereby quitclaim and convey unto **THE TRAVIS GLENN OAKS IRREVOCABLE SPECIAL NEEDS TRUST dated August 7, 2019**, reserving a life estate for himself, and its successors, heirs, and assigns, all his rights, title and interest in and to the following described tract of land:

Land in the Tenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the northwest corner of this tract; thence North 51° 30' 00'' East 500.00 feet to a point; thence South 01° 15' 00'' West 410.00 feet to a point; thence South 71° 15' 00'' East 605.18 feet to a point; thence South 10° 45' 00'' West 363.98 feet to a point; thence North 77° 32' 28'' 501.56 feet to a point; North 10° 45' 00'' East 55.50 feet to a point; thence North 71° 15' 00'' West 439.00 feet to a point; thence North 01° 15' 00'' East 347.00 feet to the point of beginning, containing 10.07 acres more or less.

There is also a 50-foot joint use right-of-way being conveyed with this tract described as follows:

Being at a point in the northwesterly right-of-way of Highland Avenue, at the deadend thereof, corner to the Ridgetop Community Center property; thence with Highland Avenue South 37° 45' 00'' East 50.00 feet to a point; thence leaving said Avenue South 51° 30' 00'' West 734.33 feet to a point in the easterly line of the above described tract; thence with said line North 01° 15' 00'' East 65.03 feet to a point, being the northeasterly corner of the above described tract; thence leaving said tract North 51° 30' 00'' East 693.40 feet to the point of beginning, containing 0.82 acres more or less.

Being part of the same property conveyed to Donald Lee Oaks and wife, Jacqueline Devers Oaks by deed from Henry H. Gilliam and wife, Melba Jean Gilliam of record in Book 5975 Page 255-256, Register's Office for Davidson County, Tennessee. Jacqueline Davers Oaks has since died on or about October 22, 2025, leaving Donald Lee Oaks as the surviving tenant by the entirety, Jacqueline Davers Oaks and Jacqueline Devers Oaks being one in the same person.

This is improved property known as 1001 Highland Avenue, Goodlettsville, Tennessee, 37075.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30th day of December, 2025 the bargaining party, having caused my name to be signed hereto on said day and date.

DONALD LEE OAKS

x Donald Lee Oaks

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, **Donald Lee Oaks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that such executed the foregoing instrument for the purposes therein contained, by personally signing their name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, on this 30th day of December, 2025.

Notary Public
My Commission Expires: 11-08-2027

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 **12/30/2025** [DATE].

AFFIANT SIGNATURE

12/30/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **30th** day of **December**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

