Karen Johnson Davidson County
Batch# 1363983 DEEDQC
12/31/2025 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251231-0104262

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Family Trust of Timothy Dale Jackson and Casey Jean Jackson

TO:

Timothy D. Jackson, et ux.

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 30th day of December, 2025, by **Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Family Trust of Timothy Dale Jackson and Casey Jean Jackson** ("Grantors"), to **Timothy D. Jackson and Casey J. Jackson, a married couple, as tenants by the entirety** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain tract or parcel of land lying in Davidson County, Tennessee, shown on the Plan of Will J. Wilson Property by Ragan-Smith Murphy and Associates, Inc., dated October 11, 1979, and revised on October 29, 1979, being more particularly described as follows:

BEGINNING at an existing iron pin on the Westerly margin of Baker Road that is 548.08 feet, as measures along said margin, from the Northerly line of L.C. Crawford, et ux., as recorded in Book 2246, Page 241, R.O.D.C., Tennessee. This pin is also the Northeasterly corner of the James M. Smith property as recorded in Book 6059, Page 608, R.O.D.C., Tennessee.

1. Leaving said margin, with the North line of the James M. Smith property South 61 degrees 10 minutes 15 seconds West a distance of 2032.31 feet to an existing iron pin; thence,

2. With James M. Smith's Easterly line and the Easterly line of Timothy E. Petre, et ux., as recorded in Book 5750, Page 481, R.O.D.C., Tennessee, North 29 degrees 25 minutes 28 seconds West a distance of 260.34 feet to an existing iron pin; thence,

3. With Timothy E. Petre's South line North 61 degrees 10 minutes 15 seconds East a distance of 1976.66 feet an existing iron pin on the Westerly margin of Baker Road; thence,

4. With said margin South 45 degrees 24 minutes 64 seconds East a distance of 134.80 feet to an existing iron pin; thence,

5. With a 470.85 foot radius curve to the right a distance of 133.10 feet to the point of beginning. Said Survey has a chord bearing and distance of South 37 degrees 22 minutes 50 seconds East 132.657 feet. This Tract contains 12.02 acres, more or less.

BEING the same property conveyed to Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Family Trust of Timothy Dale Jackson and Casey Jean Jackson, by Warranty Deed from Lauree B. Leyland, an unmarried woman, dated May 26, 2022, and recorded on June 17, 2022, in Instrument No. 20220617-0069282, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **2202 Baker Road, Goodlettsville, TN 37072**.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

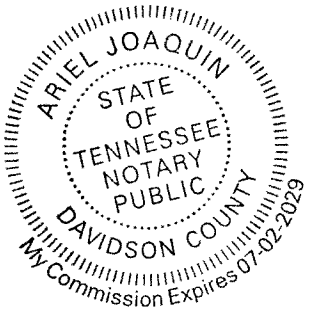
Timothy Dale Jackson,
Trustee
Grantor

Casey Jean Jackson,
Trustee
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy Dale Jackson and Casey Jean Jackson**, in their respective capacities as Trustees of the Family Trust of Timothy Dale Jackson and Casey Jean Jackson, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30 day of December, 2025.



Notary Public

My Commission Expires: 7-2-29

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

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

Notary Public
My Commission Expires: 7-2-29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Timothy D. Jackson and Casey J. Jackson 2202 Baker Road Goodlettsville, TN 37072	Same/Owner	2202 Baker Road Goodlettsville, TN 37072 011-00-0-035.00

Tennessee Certification of Electronic Document

I, Alexandra Hulse, 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 Dec. 30, 2025 (date of document).

Alexandra Hulse
Affiant Signature

12/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of December, 2025.

Ariel Joaquin
Notary's Signature

MY COMMISSION EXPIRES: 7-2-29

NOTARY'S SEAL

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029