QUITCLAIM DEED

ADDALYTA STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

W-LF-25-1423

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Walker	**Same as new owner**	
(NAME)	(NAME)	**071-11-0-232-00**
1423 Pennock Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE CHICAGO TRUST COMPANY, N.A., SUCCESSOR TRUSTEE OF THE VERNON WINFREY TRUST U/A/D MAY 21, 2012,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THOMAS WALKER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 205 and 206, on the plan of Highland Land Co's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee.

Said Lots front together 50 feet on the easterly margin of Pennock Avenue and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vernon Winfrey and his wife, Zelma M. Winfrey, by Warranty Deed from Fannie Criddle, a widow, and Charlie Campbell, single, of record in Book 6438, Page 887, Register's Office for Davidson County, Tennessee, dated November 23, 1984, and recorded on December 4, 1984.

Zelma M. Winfrey having since died on November 3, 1996. Her interest in the subject property vested at her death in Vernon Winfrey as the surviving Tenant by the Entirety.

The said Vernon Winfrey having since died on July 8, 2022. His interest in the subject property vested at death in the Vernon Winfrey Trust Agreement, dated May 21, 2012, pursuant to the provisions of the Last Will and Testament of Vernon Winfrey, admitted for the purposes of Muniment of Title in Docket Number 25P792 in the Probate Court for Davidson County, Tennessee.

The initial Trustee, T. Tolbert Chisum, having since died, and The Chicago Trust Company of Wilmette, Illinois, having been named as Successor Trustee, hereby conveys the subject property to Thomas Walker, as directed by the said Trust Agreement.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1423 Pennock Ave, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 1364926 DEEDQC
01/05/2026 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000068

Witness my/our hand(s) this the 20th day of November, 2025

Vernon Winfrey Trust U/A/D May 21, 2012

By: Its Successor Trustee

The Chicago Trust Company, N.A. (NKA, Wintrust Private Trust Co)

By: Jennifer Grewinski

Its: SVP

State of Illinois

County of Cook

On this 20th day of November, 2025, before me, the undersigned Notary Public, personally appeared Jennifer Grewinski, as SVP of The Chicago Trust Company, N.A., Successor Trustee of the Vernon Winfrey Trust U/A/D May 21, 2012, known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument, and acknowledged that he/she executed the same in the capacity indicated, and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal this 20th day of November, 2025.

John K. Heaton

Notary Public

My Commission Expires: 3/28/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

OFFICIAL SEAL
JOHN K HEATON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/28/27

Certificate of Authenticity

I, Joshua A. Terry, 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 11/20/2025.

Affiant Signature – Joshua A. Terry

12/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27