QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(viii), being a deed from the trustee of a revocable living trust to implement the distribution of the real property to a trust beneficiary. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1371567 DEEDQC 01/21/2026 03:19:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260121-0005089

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
James Michael Walker 3225 Draft Road Butler, TN 37640	Same as New Owner	084 08 0 003.00 (Tract One) 095 12 0 005.00 (Tract Two) 095 04 0 104.00 (Tract Three) 096 14 0 038.00 (Tract Four)

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JAMES MICHAEL WALKER, as TRUSTEE of THE JAMES AND WILLIE MAE WALKER TRUST DATED SEPTEMBER 28, 2010** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **JAMES MICHAEL WALKER, a married man** (hereinafter "Grantee"), and its successors and assigns, all of my right, title and interest in and to the following described tracts (parcels) of land in Wilson County, Tennessee:

TRACT ONE (Parcel ID #084 08 0 003.00):

BEING LOT NO. 13 ON THE PLAN OF SUNNY ACRES, SECTION II, AS OF RECORD IN BOOK 2663, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 13 FRONT 135 FEET ON THE NORTHERLY SIDE OF WINDEMERE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 299.7 FEET TO A DEAD LINE.

Being the same property conveyed to The James and Willie Mae Walker Trust dated September 28, 2010 by Quitclaim Deed of record in Instrument No. 20101025-0085468 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2820 Windemere Drive, Nashville, TN 37214.

TRACT TWO (Parcel ID #095 12 0 005.00):

LAND IN THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN KNOHL AS FOLLOWS: BEGINNING AT A CORNER PIN AT THE EASTERLY MARGIN OF MCGAVOCK PIKE SAID POINT BEING 188.9 FEET SOUTH FROM GRAYLYNN DRIVE; THENCE NORTH 73 DEGREES 16 MINUTES EAST 215.09 FEET TO A POINT; THENCE SOUTH 56 DEGREES 02 MINUTES EAST 251.3 FEET TO AN IRON PIN; THENCE SOUTH 79 DEGREES 55 MINUTES WEST 385.8 FEET TO CORNER PIN IN MCGAVOCK PIKE, SAID PIN BEING 131.2 FEET FROM THE NORTHWEST CORNER OF WOODBERRY PARK AS OF RECORD IN BOOK 2133, PAGE 119, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE ALONG SAID MARGIN OF MCGAVOCK PIKE 150.2 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to The James and Willie Mae Walker Trust dated September 28, 2010 by Quitclaim Deed of record in Instrument No. 20101118-0092331 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 293 McGavock Pike, Nashville, TN 37214.

TRACT THREE (Parcel ID #095 04 0 104.00):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 95 ON THE PLAN OF EVA-MOR HEIGHTS, AS OF RECORD IN PLAT BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to The James and Willie Mae Walker Trust dated September 28, 2010 by Quitclaim Deed of record in Instrument No. 20101118-0092337 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Ridgeway Drive, Nashville, TN 37214.

TRACT FOUR (Parcel ID #096 14 0 038.00):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 129 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 129 FRONTS 66.0 FEET ON THE EASTERLY MARGIN OF COLFAX DRIVE AND EXTENDS BACK BETWEEN LINES 205.8 FEET ON THE NORTHERLY SIDE AND 231.4 FEET ON THE SOUTHERLY SIDE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 123 FEET.

Being the same property conveyed to The James and Willie Mae Walker Trust dated September 28, 2010 by Quitclaim Deed of record in Instrument No. 20101118-0092341 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 823 Colfax Drive, Nashville, TN 37214.

This conveyance is expressly subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 20 day of January, 2026.

THE JAMES AND WILLIE MAE WALKER TRUST DATED SEPTEMBER 28, 2010, Grantor

By: James Michael Walker, Trustee
JAMES MICHAEL WALKER, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **JAMES MICHAEL WALKER**, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be the duly appointed and acting Trustee of The James and Willie Mae Walker Trust dated September 28, 2010, the within named Grantor, and in my presence executed the within instrument for and on behalf of said Grantor by signing the name of Grantor by himself as its Trustee, and upon oath acknowledged that he did so freely and voluntarily and for the purposes therein contained, being duly authorized so to do.

WITNESS MY HAND and seal this 20 day of January, 2026.

Commission Expires: 11/26/2028

NOTARY PUBLIC

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 20th day of January, 20 26.

S. Nixon Pressley, Affiant — January 20, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 20th day of January, 20 26.

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

Commission Expires: July 17, 2027

Notary Public