Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, 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.

Karen Johnson Davidson County
Batch# 1373108 DEEDQC
01/23/2026 01:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260123-0006003

Timothy D. Jackson, et ux.

TO:

Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Jackson Family Revocable Trust dated January 21, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 21st day of January, 2026, by **Timothy D. Jackson and Casey J. Jackson, a married couple, as tenants by the entirety** ("Grantors") to **Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Jackson Family Revocable Trust dated January 21, 2026, and any amendments thereto** ("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 D. Jackson and Casey J. Jackson, a married couple, as tenants by the entirety, by Quitclaim Deed from Timothy Dale Jackson and Casey Jean Jackson, Trustees of the Family Trust of Timothy Dale Jackson and Casey Jean Jackson, dated December 30, 2025, and recorded on December 31, 2025, in Instrument No. 20251231-0104262, 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 D. Jackson
Grantor

Casey J. Jackson
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy D. Jackson and Casey J. 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 21st day of January, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

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

True Copy Certificate

I, Ariel Joaquin, do hereby make oath that I am 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 January 21, 2026.

Ariel Joaquin 1/22/26
Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of January, 2026.

Jennifer Wheeler
Notary's Signature

My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON