RECORDING INFO	STATE OF TENNESSEE) COUNTY OF TENNESSEE)
Karen Johnson Davidson County Batch# 1375405 DEEDQC 02/03/2026 12:01:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20260203-0007428	The actual consideration for this transfer is $0. Fred W Milan Affiant Sworn to and subscribed before me this 26th day of January, 2026. Notary Public My Commission Expires: 03/27/2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	REBECCA A. BELL-HOUCHIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 3-27-2027

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

(Subject to Retained Life Estate)

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Fred Milan and Teresa Spakes 309 Gates Road Goodlettsville, TN 37072	New Owner(s)	34-5-13

THIS QUITCLAIM DEED is made and effective as of the 26th day of January, 2026 (the "***Effective Date***"), by and between:

FRED W. MILAN, a single man ("***Grantor")*** and
TERESA DAWN SPAKES, a married woman ("***Grantee***").

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to **GRANTEE** all his right, title, and interest (with the exception of a life estate retained by Grantor, as described herein) in and to certain tract of land in Davidson County, Tennessee, described as follows, to-wit (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the Westerly side of Gates Road and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Fred W. Milan and wife, Frances G. Milan from Judith E. West and Ronald R. Massey, Devisees under the Last Will and Testament of Ruth E. Massey, by Warranty Deed dated October 14, 2015 and filed October 15, 2015, as of record in Instrument No. 20151015-0104897, in the Register's Office of Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, encumbrances, and other matters, whether or not of record, as may affect the Property. Additionally, notwithstanding anything herein to the contrary, Grantor hereby retains, and the Property is hereby conveyed subject to, a life estate in the Property.

Death Recital: FRANCES G. MILAN, became deceased on APRIL 24, 2023. FRED W. MILAN is the surviving spouse and the surviving tenant by the entirety.

TERMS OF LIFE ESTATE

FRED W. MILAN, (life tenant) shall retain the right to use, occupy and possess the real estate described herein for the remainder of his life and shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grant of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents leases, and geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Life tenant may commit waste on the premises if he desires to do so.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Fred W. Milan

FRED W. MILAN

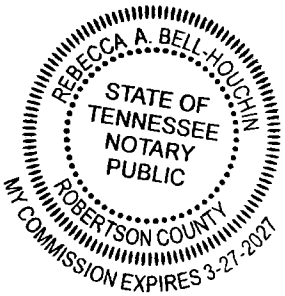
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, FRED W. MILAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2026.

Notary Public

My Commission Expires: 03/27/2027



TRUE COPY CERTIFICATION

I, Rebecca A. Bell-Houchin, 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 26th day of January, 2026 (date of document).

Affiant Signature

Date: January 26, 2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 26th day of January, 2026.

Notary Public

My Commission Expires: 02/29/2028

