Karen Johnson Davidson County
Batch # 1382837 DEEDQC
02/19/2026 12:18:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20260219-0013296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1/22/2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE WILKES FAMILY REVOCABLE LIVING TRUST	**SAME**	**156-02-0-024.00**
(NAME) **628 Harpeth Knoll Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Michael Wayne Wilkes and Leigh Victoria Pittard Wilkes, Husband and Wife, and Patrick S. Pittard, an unmarried man,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Michael Wayne Wilkes and Leigh Victoria Pittard Wilkes, Trustees of THE WILKES FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE WILKES FAMILY REVOCABLE LIVING TRUST, Dated December 12, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 392 on the plan of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 392 from 75.0 feet on the Easterly margin of Harpeth Knoll Road and extending back 268.1 feet on the Northerly line and 247.8 feet on the Southerly line to a dead line in the rear, measuring 117.9 feet thereon.

Being the same property conveyed to Winfred C. Stocks and wife Janet G. Stocks by Quitclaim deed from Carl W. Stocks of record in Book 9853, page 403, Register's Office for Davidson County, Tennessee, dated November 1, 1995 and recorded on November 07, 1995.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's Deed deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee of record in Instrument No. 20151005-0101052 Register's Office for Davidson County, Tennessee, dated August 25, 2015, and recorded on October 05, 2015.

Further being the same property conveyed to Michael Wayne Wilkes and Leigh Victoria Pittard-Wilkes, Husband and Wife, and Patrick S. Pittard, an unmarried man, from LRW Holdings, LLC, by Warranty Deed dated March 31, 2016, of record in Instrument No. 20160404-0031934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4237, Page 179, in the Register's Office for Davidson County, Tennessee. And further any additional

(a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said previous conveyances included for reference.

Unimproved ( )
This is improved (X) property, known as: **628 Harpeth Knoll Road, Nashville, TN 37221.**

Witness our hands, this the 18th day of February, 2025.

Michael Wayne Wilkes

Leigh Victoria Pittard Wilkes

Patrick S. Pittard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Wayne Wilkes** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of February, **2025.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh Victoria Pittard Wilkes** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 18th day of February, 2025.

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick S. Pittard** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of February, 2025.

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030