Karen Johnson Davidson County
Batch# 1384934 DEEDQC
02/24/2026 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014592

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 13th day of February, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William B. Jakes III and Rita J. Jakes, Trustees 3213 Lakeshore Drive Old Hickory, Tennessee 37138	SAME	054 09 0 013.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William B. Jakes III**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and his spouse, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William B. Jakes III and Rita J. Jakes, Trustees of the William & Rita Jakes Living Trust, established by the Revocable Trust Agreement of William B. Jakes III and Rita J. Jakes dated February 13, 2026**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of February, 2026.

William B. Jakes III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Jakes III, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2026.

My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING PART OF LOT NO. 9 OF SECTION 1 ON THE MAP OF LIFE AND CASUALTY INSURANCE COMPANYS SUBDIVISION OF DABBS AND ELLIOTTS PROPERTY KNOWN AS DUPONTONIA, OF RECORD IN BOOK 843, PAGE 56, REGISTERS OFFICE FOR SAID COUNTY, BEING TRACT NO. 1, DESCRIBED ACCORDING TO A SURVEY, DATED JUNE 20, 1959, BY N.G. JENKINS, SURVEYOR, AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF LAKESHORE DRIVE, FORMERLY PITT AVENUE, THE SOUTHWESTERLY CORNER OF TRACT NO. 2 AS SHOWN ON SAID SURVEY, CONVEYED BY ELSTER BUTLER, ET UX, TO THOMAS H. BRIGGS, ET UX, KATE C. BRIGGS, OF RECORD IN BOOK 2927, PAGE 29, SAID REGISTERS OFFICE; THENCE WITH THE CENTER OF SAID DRIVE IN A SLIGHT WESTERLY CURVE 143.8 FEET TO A POINT IN THE CENTER OF SAID DRIVE AND CORNER TO KELLEYS LINE AS EXTENDED; THENCE NORTH 16 DEGREES 25 MINUTES EAST WITH KELLEYS LINE 339 FEET MORE OR LESS, TO A POINT IN THE U.S. GOVERNMENT PROPERTY LINE OF OLD HICKORY RESERVOIR; THENCE 87 DEGREES 30 MINUTES EAST WITH SAID GOVERNMENT LINE 45 FEET TO A POINT; THENCE SOUTH 79 DEGREES 10 MINUTES EAST 103 FEET MORE OR LESS, WITH SAID GOVERNMENT LINE TO A POINT, THE NORTHWEST CORNER OF SAID BRIGGS TRACT; THENCE WITH SAID BRIGGS WESTERN BOUNDARY LINE SOUTH 16 DEGREES 57 MINUTES WEST 393 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to William B. Jakes III, by deed from Mary E. Richardson and husband, Joe Richardson, of record in Book 9502, Page 794, Register's Office for Davidson County, Tennessee. Scriverner's Affidavit of record in Instrument No. 20210108-0003963, said Register's Office.

This is improved property known as 3213 Lakeshore Drive, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 13, 2026.

02/24/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

