THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8924-01(d)

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch # 1385146 DEEDQC
02/25/2026 09:45:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260225-0014888

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, JENNIFER L. OAKLEY, convey and quitclaim unto Jennifer Lynne Oakley, Trustee of THE JENNIFER LYNNE OAKLEY FAMILY TRUST, her successors and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot number 9 on the plan of Section 1, Rowena O'Brien Farm, as of record in Book 4955, Page 77, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Jennifer L. Oakley by deed from Chad T. Meadow, of record in Book 7929, Page 124, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Jennifer L. Oakley, for her sole and separate estate, by deed from Larry Arnold Wilson, dated May 14, 1999, and of record in Book 11488, Page 151, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND this 24th day of February, 2026.

Jennifer L. Oakley
JENNIFER L. OAKLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JENNIFER L. OAKLEY, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 18, 2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn before me this 24th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 7/18/2028

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 18, 2028

****

Map & Parcel 100-00-0-049.00*

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Jennifer Lynne Oakley, Trustee of
THE JENNIFER LYNNE OAKLEY FAMILY TRUST
P.O. Box 28
Pegram, TN 37143

**** The above described property is contiguous with other property belonging to said Grantee, and the above described property shall hereinafter be part and parcel of such adjacent property of Grantee identified as Map and Parcel 100-00-0-011.00.***