THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1386997 DEEDQC
03/02/2026 10:40:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20260302-0016033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 27th day of February, 2026.

Notary Public **Affiant**

My Commission Expires 5/3/27

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
The Travis Glenn Oaks Irrevocable Special Needs Trust c/o Donald Lee Oaks, Trustee 1001 Highland Ave Goodlettsville, TN 37075	Same as New Owner	Map & Parcel: 006 00 0 104.00, and 006 00 0 014.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DONALD LEE OAKS, TRUSTEE OF THE TRAVIS GLENN OAKS IRREVOCABLE SPECIAL NEEDS TRUST dated August 7, 2019,** by these presents does hereby quitclaim and convey unto **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of making a re-conveyance to combine two tax parcels into one tax parcel by eliminating tax parcel 006 00 0 014.00 and combining it with tax parcel 006 00 0 104.00, and its successors and assigns, all right, title and interest in and to the following described tract of land:

1003 Highland Avenue, Goodlettsville, TN 37072: M/P 006 00 0 014.00

A certain tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a stake in the northwest right-of-way of Highland Avenue, at the deadend thereof, corner of the Ridgetop Community Center, thence with the line of T. E. Claburn as follows: South 37° 45' East 298 feet, South 10° 45' East 175.5 feet, South 80° East 141 feet, North 42° 30' East 146.0 feet, North 42° 30' East 146 feet, North 17° 30' West 367 feet and North 44° 15' East 101.5 feet, corner to Redge Thompson; thence with Thompson's line South 57° 45' East 210 feet and North 51° East 185 feet to a stake, corner to Ruby Hughes; thence with the line of Hughes South 75° East 357 feet; corner to Stiddum; thence with the line of Stiddum South 24° West 165 feet and South 63° East 85 feet to a stake, corner to Fredrick; thence with the line of Fredrick South 10° West 118 feet, South 85°

West 288 feet and South 6° East 198 feet, corner to Lassiter; thence with the line of Lassiter South 8° 30' East 890 feet, corner to Floyd; thence with the line of Floyd South 16° East 350 feet to a stake, corner to Galbreath; thence with the line of Galbreath, Binkley and Glennon South 56° 45' west 948 feet, corner to Ferlin E. Huskey; thence with the line of Huskey and E. W. Adams North 58° west 759 feet and north 75° west 213 feet, corner to T. L. Swift; thence with the line of Swift North 10° 45' East 582 feet and north 71° 15' west 439 feet to a stake, corner to Thomas; thence with the line of Thomas North 1° 15' East 347 feet, corner to Woods; thence with the line of V. Woods, C. Woods and Drake and Ridgetop Community Center North 51° 30' East 1193.4 feet to the beginning.

Being the same property conveyed to Henry H. Gilliam and Melba Jean Gilliam by Installment Deed dated December 29, 1978 and of record in Book 5381, page 614, Register's Office for Davidson County, Tennessee.

The said Henry H. Gilliam having since died leaving Melba Jean Gilliam the surviving tenant by the entirety. The said Melba Jean Gilliam having died testate and pursuant to her Last Will & Testament, Davidson County Seventh Circuit Court, Probate Division, Case Number 19P1337, said real property was devised to Travis Glenn Oaks.

Being the same property conveyed by Travis Glenn Oaks, unmarried, by Quitclaim deed dated February 27, 2026 to the Travis Glenn Oaks Irrevocable Special Needs Trust dated August 7th, 2019, Donald Lee Oaks, Trustee of record in Instrument No. 202603020016032 Register's Office for Davidson County, Tennessee.

And now, I, the said, **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **THE TRAVIS GLENN OAKS IRREVOCABLE SPECIAL NEEDS TRUST dated August 7, 2019, DONALD LEE OAKS, TRUSTEE**, its heirs successors and assigns, all my rights, title and interest in the same property hereinabove described real property and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth and to be combined with the following tract of land described as follows:

1001 Highland Avenue, Goodlettsville, TN 37072: 0006 00 0104.00

Land in the Tenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the northwest corner of this tract; thence North 51° 30' 00'' East 500.00 feet to a point; thence South 01° 15' 00'' West 410.00 feet to a point; thence South 71° 15' 00'' East 605.18 feet to a point; thence South 10° 45' 00'' West 363.98 feet to a point; thence North 77° 32' 28'' 501.56 feet to a point; North 10° 45' 00'' East 55.50 feet to a point; thence North

71° 15' 00'' West 439.00 feet to a point; thence North 01° 15' 00'' East 347.00 feet to the point of beginning, containing 10.07 acres more or less.

There is also a 50-foot joint use right-of-way being conveyed with this tract described as follows:

Being at a point in the northwesterly right-of-way of Highland Avenue, at the deadend thereof, corner to the Ridgetop Community Center property; thence with Highland Avenue South 37° 45' 00'' East 50.00 feet to a point; thence leaving said Avenue South 51° 30' 00'' West 734.33 feet to a point in the easterly line of the above described tract; thence with said line North 01° 15' 00'' East 65.03 feet to a point, being the northeasterly corner of the above described tract; thence leaving said tract North 51° 30' 00'' East 693.40 feet to the point of beginning, containing 0.82 acres more or less.

Being part of the same property conveyed to Donald Lee Oaks and wife, Jacqueline Devers Oaks by deed from Henry H. Gilliam and wife, Melba Jean Gilliam of record in Book 5975 Page 255-256, Register's Office for Davidson County, Tennessee. Jacqueline Davers Oaks has since died on or about October 22, 2025, leaving Donald Lee Oaks as the surviving tenant by the entirety, Jacqueline Davers Oaks and Jacqueline Devers Oaks being one in the same person.

Further being the same property conveyed by Quitclaim deed dated 12/30/2025 from Donald Lee Oaks, unmarried, to the Travis Glenn Oaks Irrevocable Special Needs Trust dated August 7, 2019 of record in Instrument No. 20251231-0104141, Register's Office for Davidson County, Tennessee.

This is improved property known as 1001 Highland Avenue, Goodlettsville, Tennessee, 37075.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO TITLE EXAM, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 27th day of February, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Donald Lee Oaks

DONALD LEE OAKS, TRUSTEE OF THE TRAVIS GLENN OAKS SPECIAL NEEDS TRUST dated August 7th 2019

RUSSELL E. FREEMAN, TRUSTEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Bryce Poole, the undersigned, a Notary Public in and for said County and State, **DONALD LEE OAKS, TRUSTEE OF THE TRAVIS GLENN OAKS SPECIAL NEEDS TRUST dated August 7th 2019**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of February, 2026.

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 11-08-2027

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Bryce Poole, the undersigned, a Notary Public in and for said County and State, **RUSSELL E. FREEMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of February, 2026.

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 11-08-2027

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 **2/27/2026** [DATE].

AFFIANT SIGNATURE

2/27/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **February**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

