Karen Johnson Davidson County
Batch# 1397437 DEEDQC
03/25/2026 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260325-0023767

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 17th day of February 2026.

ADAM J. BERK TENNESSEE NOTARY PUBLIC My Comm Exp. November 2, 2026 COUNTY OF DAVIDSON

Kim Krantz

Kim Krantz, *Affiant*

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: November 2, 2026

QUITCLAIM DEED

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii))]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joshua D. Wilburn	SAME	Map 120-5
404 McDonald Drive		Parcel 148
Nashville, TN 37217		2DA-41481

FOR NO MONETARY CONSIDERATION, I, **Pamela Derris Wilburn ("Grantor")**, *also known as* **Pamela Derris Wilburn-Butler,** by these presents do hereby quitclaim and convey all my right and title unto **Joshua D. Wilburn ("Remainderman")** a remainder interest, reserving for my husband, **Everett E. Butler ("Life Tenant")**, a life estate interest, regarding the following described tract of land:

LAND in Davidson County, Tennessee, Being Lot No. 426 on the Plan of Glengarry Park, Section IV, as of record in Plat Book 2900, Page 72, said Register's Office for said County, to which reference is made from a more complete description.

The life estate interest reserved for Life Tenant, regarding the above-described tract of land shall be subject to the following terms and conditions:

1. Life Tenant shall have the exclusive right to use, possess, and occupy for and during his natural lifetime.
2. This life estate reserved herein shall automatically terminate upon the earlier of the following: (a) the death of Life Tenant; or (b) the legal remarriage of Life Tenant.
3. Upon termination of the life estate to Life Tenant as provided herein, full title shall revert to Remainderman in fee simple absolute.

Notwithstanding the creation of the life estate herein, during the term of the life estate granted to Life Tenant, Life Tenant shall not be responsible for the payment of property taxes, insurance premiums, utilities, ordinary maintenance, or repairs related to the Property.

Remainderman shall be solely responsible, during the term of the life estate, for the following:

1. Payment for all real property taxes and assessments;
2. Maintenance and repair of the Property in reasonably good condition;
3. Maintaining all utilities in continuous service, including electricity, water, and gas, if applicable; and
4. Maintaining adequate homeowners' insurance on the Property.

Notwithstanding the above, Life Tenant shall be solely responsible for damages caused by Life Tenant's willful misconduct, waste, and gross negligence.

BEING the same property conveyed to Pamela Derris Wilburn from Raymond Arthur Dye and wife, Dorothy J. Dye, by Quitclaim Deed of record in Book 10263, Pages 164-166, said Register's Office for Davidson County, Tennessee.

Everett E. Butler, spouse of Pamela Derris Wilburn-Butler, joins in this signing of this instrument to convey any marital interest he may have in the subject property.

This improved property is known as 404 McDonald Drive, Nashville, TN 37217.

Witness my hand this 27th day of February, 2026.

Pamela Derris Wilburn-Butler, *Grantor*

Everett E. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Derris Wilburn-Butler** and **Everett E. Butler**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2026.

ADAM J. BERK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 2, 2026
COUNTY OF DAVIDSON

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: November 2, 2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 27th day of February, 2026.

Adam J. Berk, *Affiant*

2/27/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

KIM KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Kim Krantz
NOTARY PUBLIC
My Commission Expires: 09/19/2028

[SEAL]