Map & Parcel No. 082-04-0-400.00

THIS INSTRUMENT PREPARED BY:

Joy S. Kimbrough

3901 Drakes Branch Road

Nashville, Tennessee 37218

(615) -753-4797

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, Joy S. Kimbrough, hereinafter "Grantor," for and in consideration of Zero (0) Dollars, does herby quitclaim, transfer, and convey (i) a one-half (1/2) undivided interest in certain real estate in Davidson County, Tennessee, more particularly described below to JAMES EDWARD WILSON, JR. as Custodian for the benefit of JANIYAH ELISE WILSON, under the Tennessee Uniform Transfers to Minors Act, and (ii) a one-half (1/2) undivided interest in certain real estate in Davidson County, Tennessee, more particularly described below to JAMES EDWARD WILSON, JR. as Custodian for the benefit of JAMES EDWARD WILSON, III under the Tennessee Uniform Transfers to Minors Act.

Being Lot No. 18 on the Map of W.A. Sharpe's Revised Plan of A.W. Hooker's Addition to East Nashville, as of record in Book 421, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 54 feet on the northerly side of Seymour Avenue and runs back between parallel lines, with the easterly margin of McFerrin Avenue and 155 feet to an alley.

Being the same property conveyed to Joy S. Kimbrough, a single woman, by Warranty Deed from Joy S. Kimbrough, Executor of the Estate of Caroline S. Tillery, recorded on the 15th day of December, 2022 in Instrument No. 20221215-0129982, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 935 Seymour Avenue, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the 10th day of April, 2026.

Joy S Kimbrough

Joy S. Kimbrough

Karen Johnson Davidson County
Batch # 1404780 DEEDQC
04/13/2026 12:09:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

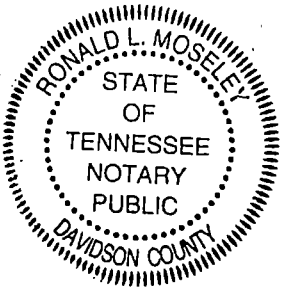
20260413-0029871

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, Joy S. Kimbrough, 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, this 10th day of April, 2026.



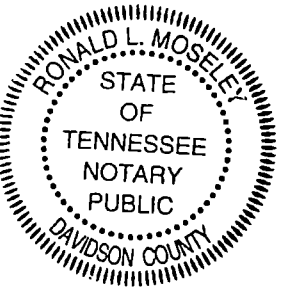
NOTARY PUBLIC

My commission expires: March 9, 2027

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed before me this 10th day of April, 2026.



Notary Public

My commission expires: March 9, 2027

Property Address known as: 935 Seymour Avenue, Nashville, Tennessee 37206

Owner's Name and Address: James Edward Wilson, Jr. - Custodian, 673 Lyric Way Northwest, Atlanta, Georgia 30318

Mail Tax Bills To: James Edward Wilson, Jr. - Custodian, 673 Lyric Way Northwest, Atlanta, Georgia 30318