Karen Johnson Davidson County
Batch # 1424644 DEEDQC
05/22/2026 12:53:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260522-0047081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE GEORGE BRENT WILSON REVOCABLE LIVING TRUST	**SAME**	**053-12-0-180.00**
(NAME) **3016 Lakeshore Drive**	(NAME)	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **George B. Wilson, widowed,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **George Brent Wilson, Trustee of THE GEORGE BRENT WILSON REVOCABLE LIVING TRUST, dtd 05/14/2026,** established by **The Trust Agreement of THE GEORGE BRENT WILSON REVOCABLE LIVING TRUST, dtd 05/14/2026,** as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being part of Lot No. 3 of Section 2 of the Life & Casualty Company's Subdivision of the Dabbs & Elliott property, as or record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 7,1963, as follows:

Beginning at a point in the center line of Lakeshore Drive, formerly Pitts Avenue, at the common comer of Lots 2 and 3 on said Plan; thence with the line between said lots South 41 Degrees, 31 East, 200 feet to a point; thence Southeasterly parallel to the centerline of said Drive 200 feet to a point; thence North 41 Degrees, East 123 feet, more or less, to a point in the boundary line of the property conveyed to US. Government by deed of record in Book 2141, Page 446; thence along said Government boundary line as follows: North 6 Degrees, 30 West, 62 feet, more or less; North 43 Degrees, West 81 feet, more or less; North 18 Degrees, East 30 feet, more or less, to a point in die centerline of Lakeshore Drive; thence with the center of the same, North 48 Degrees, 19 West, 62 feet, more or less, to the beginning.

Being the same property conveyed to Henry Marx, a single man by Warranty deed from Gregory K. Cole and Janet Marie Cole, husband and wife of record in Instrument No. 20181023-0104835 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 23, 2018.

Further being the same property conveyed to George B. Wilson and Kim R. Wilson, husband and wife, from Henry Marx, unmarried, by Warranty Deed dated November 15, 2019, of record in Instrument No. 20191118-0118386, Register's Office for Davidson County, Tennessee.

The said Kim R. Wilson having predeceased George B. Wilson on November 20, 2024, leaving George B. Wilson as the sole tenant.

Further, the said George B. Wilson and George Brent Wilson are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **3016 Lakeshore Drive, Old Hickory, TN 37138.**

Witness our hands, this the 14th day of May, 2026.

X _____
George B. Wilson

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 **George B. Wilson,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 14th day of May, 2026.

My Commission Expires: 1/22/2030

_____
Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030