Karen Johnson Davidson County Batch # 1424644 DEEDQC 05/22/2026 12:53:57 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260522-0047085	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

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 CYNTHIA LYNN WILKERSON REVOCABLE LIVING TRUST	**SAME**	**091 16 0 200.00**
(NAME) **4202 Elkins Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Cynthia Wilkerson, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Cynthia Lynn Wilkerson, Trustee of THE CYNTHIA LYNN WILKERSON REVOCABLE LIVING TRUST, dtd 05/21/2026,** established by **The Trust Agreement of THE CYNTHIA LYNN WILKERSON REVOCABLE LIVING TRUST, dtd 05/21/2026,** as amended from time to time, and to her 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 Block No. 2 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Block No. 2 fronts 50 feet on the northerly side of Elkins, formerly Second Avenue, and runs back between parallel lines, parallel with and 61 feet west of the westerly margin of 42nd Avenue North, formerly First Street, 125 feet to a dead line.

Being the same property conveyed to Barbara A. Wilkerson, Ronnie L. Wilkerson and wife, Teresa D. Wilkerson, from Frank T. Slaughter and wife, Carolyn A. Slaughter, by warranty deed, of record in Book 5611, Page 470, RoDC, and subsequently quitclaimed to Barbara A. Wilkerson by quitclaim deed from Ronnie L. Wilkerson dated March 31,2008, of record as instrument number 20080430-0044048 and by quitclaim deed from Teresa D. Wilkerson on April 3,2008, of record in instrument number 20080430-0044049, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cynthia Wilkerson, an unmarried woman, from Barbara A. Wilkerson, an unmarried woman, by Quitclaim Deed dated November 4, 2015, of record in Instrument No. 20151104-0112419, Register's Office for Davidson County, Tennessee.

The said Cynthia Wilkerson and Cynthia Lynn Wilkerson are one in the same person for purposes of this transaction.

This conveyance is made subject to any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **4202 Elkins Avenue, Nashville, TN 37209.**

Witness our hands, this the 21st day of May, 2026.

Cynthia Wilkerson

Cynthia Wilkerson

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 **Cynthia Wilkerson** 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 she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 21st day of May, 2026.

My Commission Expires: 1/22/2030

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

Notary Public