Karen Johnson
Batch # 1442324
07/06/2026 10:08:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260706-0060263

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 25th day of June 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Oakes Family Trust 449 Moncrief Ave. Goodlettsville, TN 37072	Oakes Family Trust 449 Moncrief Ave. Goodlettsville, TN 37072	025-03-0-025.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Thomas Oakes and Kristen Oakes, husband and wife, do hereby quitclaim, transfer and convey unto Thomas R. Oakes and Kristen R. Oakes, as Trustees of the Oakes Family Trust dated June 25, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being part of Lot Nos. 52 or 53 on the revised map of Moncrief Subdivision of the northerly part of the Allen Mathes lands at Goodlettsville, Tennessee.

Said part of Lot Nos. 52 and 53 front together 200 feet on the west side of Moncrief Avenue and run back along the northerly margin of Lot No. 52, 361 feet, more or less, to a point, and run back along the southerly line of Lot No. 53, 373 feet, more or less, to a point and shows 200 feet on the rear line.

Being the same property conveyed to Thomas Oakes and Kristen Oakes, husband and wife, from Cortney Day and husband, Michael Justin Day, by Warranty Deed, dated October 26, 2018, recorded on October 30, 2018, as Document No. 20181030-0107267, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 449 Moncrief Avenue, Goodlettsville, Tennessee 37072

Witness my hand this 25th day of June, 2026.

Thomas Oakes, Grantor

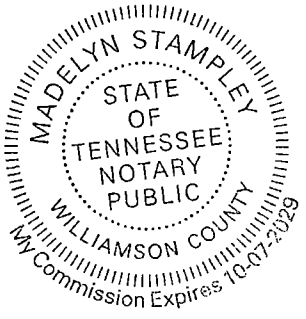
Kristen Oakes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Thomas Oakes and Kristen Oakes, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 25, 2026

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029