Karen Johnson Davidson County
Batch# 1443283 DEEDQC
07/08/2026 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260708-0061580

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 18th day of May, 2026.

Stephanie Whittin, *Affiant*

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

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

QUITCLAIM DEED

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

ADDRESS OF NEW OWNER:
Wakefield Family Protection Trust
Jeffrey Michael Wakefield, *Trustee*
306 Nawakwa Trail
Madison, TN 37115

SEND TAX BILLS TO:
Wakefield Family Protection Trust
Jeffrey Michael Wakefield, *Trustee*
306 Nawakwa Trail
Madison, TN 37115

MAP & PARCEL NO.
53-14 114 11-D 84350

FOR NO MONETARY CONSIDERATION, we, **Michael G. Wakefield and wife, Anna Bridgette Wakefield,** by these presents do hereby quitclaim and convey unto **Jeffrey Michael Wakefield, Trustee of the Wakefield Family Protection Trust, dated May 18, 2026,** all our right, title and interest in and to the following described tract of land:

LAND in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 4 on a survey made by Wayne S. Cooper. Sr., dated March 4, 1972, and described according to said survey as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 degrees 15' Weast 760 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tracts Nos. 3 and 4; thence with the margin of said Trail, South 68 degrees 15' Weast 155.0 feet to an iron pin, common corner of Tracts Nos. 4 and 5; thence leaving said margin with the line between said two tracts, North 25 degrees 15' West 1,395.0 feet to an iron pin; thence north 56 degrees 00' East 59.0 feet to an iron pin in rock fence on the southwesterly margin of siad Pawnee Tail; thence with 47 degrees 30' East 218.0 feet to an iron pin,

common corner of Tracts Nos. 3 and 4; thence with the line between said two tracts, South 24 degrees 45' East 1,201.0 feet to the beginning, containing 3- ¾ acres more or less.

Being the same property conveyed to Michael G. Wakefield and Anna Bridgette Wakefield from David Lee Evetts and wife, Ruth Ann Evetts via Deed of record in Book 7619, Pages 337-339, Register's Office for Davidson County, Tennessee.

This improved property known as **306 Nawakwa Trail, Madison, TN 37115**

Witness my hand this 18th day of May, 2026.

{execution below}

Michael Glenn Wakefield, *Grantor*

Anna Bridgette Wakefield, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Glenn Wakefield** and **Anna Bridgette Wakefield,** 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 18th ~~day of~~ May, 2026.

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

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: 11/2/2026

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 18th day of May, 2026.

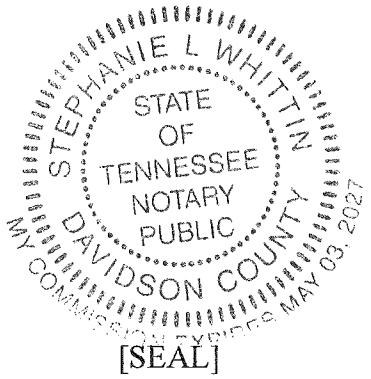
Adam J. Berk, *Affiant*

May 18, 2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of May, 2026.



[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027