NEW OWNER:
Jo Ann Reid
2921 Simmons Avenue
Nashville, Tennessee 37211

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
New Owner

PREPARED FROM INFORMATION SUPPLIED BY PARTIES; NO TITLE SEARCH PERFORMED OR REQUESTED; NO TAX ADVICE GIVEN; DESCRIPTION FROM PRIOR DEED

Map & Parcel: 119 13 0 300.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1443798 DEEDQC
07/10/2026 09:04:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260710-0062287

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **JO ANN REID and DONALD L. REID, JR., CO-TRUSTEES OF THE JIMMIE L. REID TRUST DATED JULY 26, 1994** (the "Trust"), have this day bargained and sold and hereby do quitclaim and convey unto **JO ANN REID, individually**, her heirs, successors and assigns, forever, all of the Trust's interest in the following tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows, to-wit:

> All that certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 1 of Block G on the Map of Woodbine Courts, Part Two, of record and described according to a copy of the survey thereof made by Blanchard & Parrish, Engineers as follows:

Beginning at a point in the west margin of Simmons Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said Lots westerly 150 feet to the easterly line of the Tanksley Subdivision; thence with the line between Lot No. 1 and the Tanksley Subdivision, southerly 109 feet to the north margin of East Timmons Avenue; thence with the margin of the same easterly 98.9 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northerly and easterly direction 79.6 feet to the west margin of Simmons Avenue; thence with the margin of the same northerly 57.9 feet to the point of beginning.

Being the same property conveyed unto Jimmie L. Reid, Trustee (or the successor Trustee) of the Jimmie L. Reid Trust dated July 24, 1994, by that Deed of Gift dated September 10, 2004, from Donald Lee Reid and Jimmie Lou Reid, husband and wife, which is of record as Instrument No. 20040916-0111660 in the Register's Office for Davidson County, Tennessee. Jimmie L. Reid died died November 15, 2023, and Jo Ann Reid and Donald L. Reid, Jr. are now the duly appointed currently serving Co-Trustees of the Jimmie L. Reid Trust dated July 24, 1994; reference that Memorandum of Change of Trustee of record as Instrument No. 20260710-0062286 in the Register's Office for Davidson County, Tennessee.

This is the improved property located at 2921 Simmons Avenue, Nashville, Tennessee 37211.

WITNESS OUR SIGNATURES hereto this 25th day of ~~April~~ June 2026.

[signatures on next two (2) pages]

Co-Trustee

JO ANN REID, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JO ANN REID**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is one (1) of the two (2) duly appointed currently serving **CO-TRUSTEES THE JIMMIE L. REID TRUST DATED JULY 26, 1994**, and that she as such Co-Trustee, executed the within instrument for the purposes contained herein.

WITNESS my hand and official seal at office, this 25th day of ~~April~~ June 2026.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

NOTARY PUBLIC

My commission expires:_____

DONALD L. REID, JR., Co-Trustee

STATE OF Virginia
~~two~~ City
~~COUNTY~~ OF Waynesboro

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONALD L. REID, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is one (1) of the two (2) duly appointed currently serving **CO-TRUSTEES THE JIMMIE L. REID TRUST DATED JULY 26, 1994**, and that he as such Co-Trustee, executed the within instrument for the purposes contained herein.

WITNESS my hand and official seal at office, this 1 day of April 2026.

NOTARY PUBLIC

My commission expires: Aug 31, 2027

NICOLE JARVIS NOTARY PUBLIC REG. #8092572 MY COMMISSION EXPIRES 08/31/2027 COMMONWEALTH OF VIRGINIA

****

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of April 2026.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030