Karen Johnson Davidson County
Batch# 1459978 DEEDQC
08/17/2026 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260817-0076451

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Rita F. James

This transfer is tax-exempt under T.C.A. § 67-4-409(a)(1)(C)(vi).

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2026.

Notary Public (AFFIX SEAL)
My Commission Expires: 07/30/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) Vivian Bates Trust	(NAME) Same	Part of Map 53
(ADDRESS) 1813 Wilson-Camp Circle	(ADDRESS) Same	Parcel 45
(CITY) (STATE) (ZIP) Madison, Tennessee 37115	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Rita F. James, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Rita F. James, Trustee, or her successors in interest, of the Vivian Bates Trust, dated on August 12, 2026 and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 142 on the Plan of Cumberland Station at Wilson Camp, as of record in Plat Book, 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Randall Phillips Homes, LLC by Warranty Deed from R & R Builders & Developers, LLC, of record in Instrument No. 20011024-0116588, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Rita F. James, an umarried womand, by **deed** from Randall Phillips Homes, LLC, of recorded Instrument No. 20030807-0112273 in, Register's Office for Davidson County, Tennessee.

This improved property, known as 1813 Wilson-Camp Circle, Madison, Tennessee 37115.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 12th day of August, 2026.

GRANTOR:

Rita F. James, Trustee

{Notary signature on the following page}

---------- [Space Below This Line For Recording Data] ----------

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Rita F. James, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 12th day of August, 2026.



NOTARY PUBLIC

My commission expires: 07/30/2029

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Certificate of Authenticity

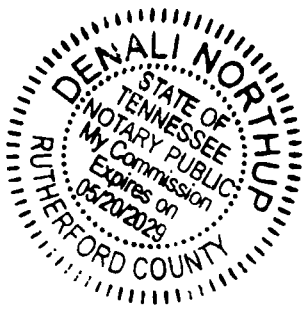
I, Lukeus Wingo, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2026.

Lukeus Wingo, Esq.
Dated: 8/12/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 12th day of August 2026.

Notary Public



My Commission Expires: 05/20/2029