Karen Johnson Davidson County
Batch# 1462579 DEEDQC
08/21/2026 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260821-0077924

PREPARED BY:

Cameron G. Waltman, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | CAMERON@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

John M. Wilson
AFFIANT

Subscribed and sworn to before me on this day, August 18, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Wilson Family Trust
1053 Todd Preis Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142 05 0C 010.00

QUITCLAIM DEED

John M. Wilson ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Wilson Family Trust**, dated August 18, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 18, 2026**.

John M. Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John M. Wilson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 18, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. Z-401, together with Carport Z-401-C, on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to John M. Wilson from Richard E. Arnold, Jr. and wife, Jean M. Arnold, by deed of record in Instrument No. 20120123-0006116, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to: 1) By-Laws of River Plantation, Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee; 2) Charter of Incorporation of River Plantation, Section Four, Condominiums Homeowners Association of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee; 3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation, Section Four, of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee; 4) All matters appearing on the Plan of record as Book 4860, pages 17 thru 19 and Book 4860, pages 107 thru 109, Register's Office for Davidson County, Tennessee; 5) Easement to Nashville Gas of record in Book 7776, page 934, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1053 Todd Preis Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., 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 August 18, 2026.

Cameron Waltman
Affiant Signature

8/18/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 18, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027