This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 1465639 DEEDQC
09/01/2026 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080695

Subscribed and sworn to before me, this 1st day of August 2026.

Notary Public

My Commission Expires: July 22, 2030

JACOB C. MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-22-2030

Address of New Owner:	Send Tax Bills to:	Parcel ID:
James Dickson and Deborah Dickson, Trustees 101 Laird Road Nashville, TN 37205	NEW OWNER	11613006200

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James R. Dickson and Deborah Cunningham Dickson** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **James Dickson and Deborah Dickson as Trustees for The Dickson Family Living Trust, Dated August 21, 2026,** hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being Lot. No. 22 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to James R. Dickson and Deborah Cunningham Dickson from Roselyn E. Collison and husband, Keith Collison, by Quitclaim Deed of record in Instrument Number 20190328-0028031, Register's Office for Davidson County, Tennessee, dated March 15, 2019, and recorded on March 28, 2019.
>
> .

This is improved property known as: **101 Laird Road, Nashville TN 37205**

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

WITNESS my hand this 21st day of August 2026.

JAMES R. DICKSON

DEBORAH CUNNINGHAM DICKSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Dickson and Deborah Cunningham Dickson**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August 2026.

[SEAL]

Notary Public

My Commission Expires: July 22, 2030

JACOB C. MCDOUGAL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-22-2030

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, do hereby make 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 21, 2026.**

Affiant

8.21.2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of August, 2026.

Notary's Signature

JACOB C. MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-22-2030

My Commission Expires: July 22, 2030