Karen Johnson Davidson County
Batch# 1472627 DEEDQC
09/15/2026 11:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260915-0085585

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Lennae M. Rickard, Trustee Lennae M. Rickard Revocable Living Trust 5117 Rawlings Road Joelton, TN 37080	New Owner	088 00 0 020.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lennae M. Rickard**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Lennae M. Rickard, Trustee, Lennae M. Rickard Revocable Living Trust Agreement dated September 14, 2026** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Tract 1

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, revised July 27, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of Lakeview Drive at the East corner of the property conveyed to Nellie R. Richards and husband, by deed from Fred Webb Jackson and wife, as of record in Book 3255, Page 238, Register's Office for said County; thence with said Richards' Northeasterly line as follows: North 35 degrees 50' West 313 feet to an iron pin, North 29 degrees 15' West 215 feet to an iron pin, North 37 degrees 15' West 212 feet to an iron lying 7 feet West from a 9 inch hickory, North 42 degrees 15' West 455 feet along a ridge to an iron pin and North 17 degrees 15' West 356 feet to a 24 inch red oak in the Southerly line of the property conveyed to William Hull, et al, by deed from Warren B. Sloan and wife, as of record in Book 535, Page 623, said Register's Office; thence with said Hull's Southerly line North 88 degrees East 33 feet to a 24 inch oak; thence with the same North 67 degrees East 240 feet to a 24 inch red oak in the Westerly line of Fred Webb Jackson's property; thence with said Jackson's Westerly line South 12 degrees 45' East 313 feet to an iron pin lying 3 feet East of a 10 inch black oak; thence with said Jackson's Southwesterly line and continuing with the Southwesterly line of a 3.28 acre tract on said survey South 40 degrees 30' East passing the West corner of said 3.28 acre tract at 705.5 feet, in all 721 feet to an iron pin; thence with the Southwesterly line of said 3.28 acre tract South 43 degrees 15' East 458 feet to an iron pin in the Northwesterly margin of said Drive; thence with the Northwesterly margin of said Drive South 56 degrees West 360 feet to the beginning, containing 9.24 acres.

Tract 2

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23, and 27, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of Lakeview Drive at the Southeast corner of the property conveyed to Wilford Lee Armstrong and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3251, Page 414, Register's Office for said County; thence with said Armstrong's Northeasterly line as follows: North 35° 25' West 469 feet to an 8 inch hackberry, North 28° West 723 feet to an iron in; North 14° 35' West 238 feet to an iron pin and North 7° West 214 feet to a 20 black oak in the Southerly line of the property conveyed to William Hull, et al, by deed from Warren B. Sloan and wife, as of record in Book 535, Page 623, said Register's Office; thence with the said Hull's Southerly line South 54° 30' East 33 feet to a 15 inch white oak; thence with the same North 88° East 86 feet to a 24 inch red oak at the Northwest corner of a 9.24 acre tract shown on said survey; thence with the Southwesterly line of said 9.24 acre tract as follows: South 17° 15' East 356 feet to iron pin, South 42° 15' East 455 feet to an iron pin which is 7 feet West of a 9 inch hickory, South 37° 15' East 212 feet to an iron pin which is 3 feet East of a 14 inch hickory South 29° 15' East 215 feet to an iron pin and South 35° 50' East 313 feet to an iron pin in the Northwesterly margin of said drive; thence with the Northwesterly margin of said drive; thence with the Northwesterly margin of said Drive South 56° West 300 feet to the beginning, containing 9 acres.

Tract 3

A tract of land in the 8th Civil District of Davidson County, Tennessee, being a part of the Fred W. Jackson Farm, being 1.0 acre between Davidson's 37.23 acre tract, and Rucker, Jr.'s 9.24 acre tract, described according to a survey made by Jack R. Underwood, Surveyor, October 10, 1967, as follows:

Beginning at an iron pin in stone pile, Davidson's Southwest corner, C.B. Phillips corner and in the Easterly line of R.A. Rucker, Jr., 9.24 acre tract; thence North 32 deg. 50 feet W. 1000 feet to a 24 inch downed red oak; thence S. 15 feet E. 320 feet to an iron pin three feet East of a large black oak; South 40 deg. 30 feet East 704.5 feet to the point of beginning, containing 1 acre, more or less.

Less and Except that 5.010 acre tract and being a portion of Tract I, Tract II, and Tract III referenced above, conveyed to James O. Dotson, III and wife, Altha Annette Dotson by Deed from Robert A. Rucker, Jr. and wife, Mattie Earline Rucker of record in Book 9512, Page 215, Register's Office for Davidson County, Tennessee; and more specifically described as follows:

A Parcel that lies wholly in the 8th Civil District of Davidson County, Tennessee, shown on property map 88, Assessor's Office and is bound in general on the North by Rucker, East by Rucker, South by Lakeview Drive, and on the West by Tidwell, being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right or way of Lakeview Drive, in a drainage ditch, said rod being 25 feet from the center of said road and said rod being the southeast corner of the Greer C. Tidwell, et ux. Property (book 4547, page 744). Thence, leaving Lakeview Drive and with Tidwell's easterly property line N 28 deg. 33 min. 13 sec. W 469.00' to an iron rod (new), [formerly an 8-inch hackberry, now gone]. Thence, continuing with Tidwell's easterly property line N 21 deg. 25 min. 11 sec. W 321.99' to an iron rod (new) in the easterly property line of Tidwell, said rod being S 21 deg. 25 min. 11 sec. E 401.67' from an iron rod (old) near the head of a hollow, marking an interior corner between Tidwell and Rucker. Thence, with a new property line, severing the Robert R. Rucker, Jr., et ux.

Property (Book 4203, page 497, Book 3278, page 590, Book 8945, page 992) the following 4 bearings and distance to iron rod(s) (new); N 68 deg. 34 min. 49 sec. E 255.42' S 22 deg. 26 min. 40 sec. E 342.68': S 51 deg. 17 min. 35 Sec. E 116.19'; S 29 deg. 59 min. 08 sec. E 316.64' to an iron rod (new) set in an existing fence row, said rod being in the northerly right of way line of Lakeview Drive, and being 25 feet from the center of said road. Thence, with the northerly right of way of Lakeview Drive S 62 deg. 51 min. 47 sec. W 309.88' to the point of beginning, containing 5.010 acres, according to a survey by Gregory Underwood, RLS #1299, 9086 Old Harding Road, Franklin, Tennessee 37064, plat dated Sept. 22, 1994.

Being the same property conveyed to **Lennae M. Rickard**, by Warranty Deed dated October 27, 2017, from **Robert A. Rucker, Jr., unmarried (as to Tract 1), Altha Annette Mayes, Successor, Trustee of the Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001, as amended on December 3, 2004 and further amended on July 13, 2011 (as to Tract 2) and Altha Annette Mayes, Successor Trustee of the Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001, as amended on December 3, 2004 and futher amended on July 13, 2011 (as to Tract 3)**, recorded in Instrument No. 20171030-0110920, Register's Office of Davidson County, Tennessee, as amended by Scrivener's Affidavit dated September 10, 2018 recorded in Instrument No. 20180911-0089810, Register's Office of Davidson County, Tennessee.

LESS and EXCEPT the following:

Being a tract of land in the 8th Civil District of Davidson County Tennessee, and a portion of that property conveyed to Lennae M. Rickard in Inst. No. 20171030-0110920 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bolinger R.L.S. TN LIC. NO. 2095 dated 07/27/18 as follows:

Beginning at an existing iron pin in the northerly margin of Lakeview Drive, said pin being the southeast corner of Joseph Demko in DB 20160802-0079624 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Demko for the next four calls: N 29°55' 15" W, 316.64' to an existing iron pin; Thence N 51°13' 42" W, 116.19' to an existing iron pin; Thence N 22°23' 04" W, 342.88' to an existing iron pin; Thence S 68°38' 39" W, 255.82' to an existing iron pin in the line of Claudatte Tidwell; Thence with said Tidwell for the next three calls: N 21°21' 44" W, 401.49' to a set iron pin; Thence N 07°56' 44" W, 238.00' to an existing iron pin; Thence N 02°33' 48" E, 213.22' to a black oak tree in a fence corner; Thence now leaving said Tidwell with the River Road Trust in (SA-20160229-0018786 RODCT) and generally with a fence S 62°39' 57" E, 32.17' to a white oak tree; Thence now leaving said River Road Trust with a new line S 16°44' 32" E, 781.28' to a set iron pin; Thence with a new line N 68°38' 39" E, 180.38' to a set iron pin; Thence with a new line S 58°43' 38" E, 393.55' to a set iron pin; Thence with a new line S 36°31'50" E, 457.67' to a set iron pin in the northerly margin of Lakeview Drive; Thence with said margin S 62°55' 53" W, 273.41' to the point of beginning containing 5.727 acres.

Being the same property a portion of which was conveyed to **Philip Scott Childs and Kathryn Childs, husband and wife,** by Warranty Deed dated September 26, 2018, from **Lennae Marie Rickard**, recorded in Instrument No. 20181009-0099896, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **7526 Lakeview Dr., Nashville, TN 37209**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 14th day of September 2026.

Lennae M. Rickard

Lennae M. Rickard

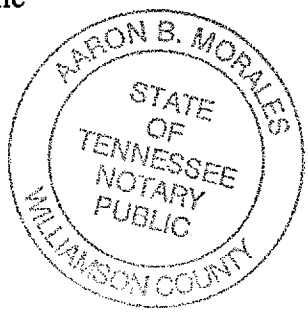
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lennae M. Rickard**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September 2026.

Notary Public

My Commission Expires:
12/13/27



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

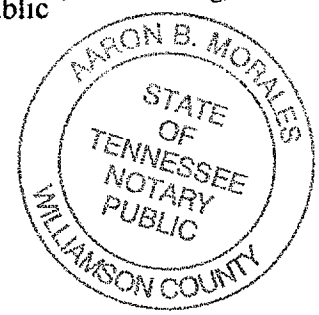
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 14th day of September 2026.

Notary Public

My Commission Expires:
12/13/27



Certificate of Authenticity

I, Aaron B. Morales, 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 September 14, 2026.

Affiant Signature

September 14, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of September 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028