Karen Johnson Davidson County
Batch# 1472630 DEEDQC
09/15/2026 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085589

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	02100025500

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:

Land in Davidson County, Tennessee, being Lot No.2 on the Plan of Potter Estates, Section 1, as of record in Book 5050, page 6 said Register's Office.

Said Lot No. 2 fronts 294.39 feet on the southerly side of Rawlings Road and runs back 342.46 feet on the westerly line and 411.07 feet on the easterly line to a line in the rear which measures 174.97 feet thereon.

Being the same property conveyed to **Lennae M. Rickard**, by Warranty Deed dated July 31, 2020, from **Lewis Ray Felts and wife, Betty E. Felts**, recorded in Instrument No. 20200803-0085000, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5117 Rawlings Rd., Joelton, TN 37080**.

(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

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Lennae M. Rickard
Affiant

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

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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