QUITCLAIM DEED

This Instrument was Prepared by:
Brenton H. Lankford
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1139100 DEEDQC
05/24/2024 09:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240524-0038739

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
THE ESTATE OF MALCOLM LEE BARRETT, JR. 100 Maxwell Crossing Brentwood, TN 37027	NEW OWNER	105-16-0-263.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid by Grantee, the receipt of which is hereby acknowledged, THIS QUITCLAIM DEED, by and between E. KEITH USELTON, SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT DATED U/A/D 5/30/1996, AND PERSONAL REPRESENTATIVE FOR THE ESTATE OF RACHEL BARRETT ("Grantor") hereby quitclaim to THE ESTATE OF MALCOLM LEE BARRETT, JR., ("Grantee"), any and all of Grantor's right, title and interest in that certain improved real property located in Davidson County, Tennessee, as further described as follows:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being Lot No. 3 in Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court at Nashville.

Said Lot No. 3 fronts 50 ft. on the north side of Glenrose Avenue (formerly Viola Avenue) and extends back between parallel lines 150 ft. to an alley.

Being part of the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement and any Successors in Trust by Quitclaim Deed from Malcolm L. Barrett and wife, Rachel S. Barrett,

Individually, recorded in Book 10103, page 212, Register's Office of Davidson County, Tennessee.

Malcolm L. Barrett, Sr. having predeceased his wife, Rachel S. Barrett. Rachel S. Barret having died on July 2, 2007 testate and her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1828. Malcolm Lee Barrett, Jr. was originally named executor of The Estate of Rachel S. Barrett and Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, but later resigned.

Pursuant to an Order entered on August 31, 2015, the Court accepted the resignation of Malcolm Lee Barrett, Jr. and appointed E. Keith Uselton as the Administrator of The Estate of Rachel S. Barrett. Pursuant to an Order entered on October 26, 2015, Keith Uselton was substituted in place of Malcolm Lee Barrett, Jr. as Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996. Said Trust is to be distributed in fee and free of any trust or other restraint in equal shares to each of the children of Rachel S. Barrett, deceased. An Affidavit of Heirship having been recorded with the Davidson County Register of Deeds Office in Instrument No. 20120127-007830 showing her heirs-at-law as her son, Malcolm Lee Barrett, Jr. and her daughters, Judy Ann Cothran and Nancy Jean Nelms (k/n/a Nancy Helms Gannon). E. Keith Uselton also served as the Administrator of The Estate of Malcolm Lee Barrett, Sr., the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 16P-1530.

Thereafter, Malcolm Lee Barrett, Jr., being next-of-kin/heirs-at-law (son) and a beneficiary to the Barrett Joint Revocable Living Trust Agreement U/A/D May 30, 1996, died on October 6, 2021 intestate. Malcolm Lee Barrett, Jr., deceased, was survived by his wife, Pamela Kaye Barrett. Seventh Circuit Court for Davidson County, Tennessee named Pamela Kaye Barrett the personal representative of The Estate of Malcolm Lee Barrett, Jr., Docket No. 21P-2068.

Said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, forever.

This property is improved property known as **404 Glenrose Avenue, Nashville, Tennessee.**

Witness my hand this 22nd day of May, 2024.

E. KEITH USELTON
Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, E. KEITH USELTON, Successor Trustee of the Barrett Joint Revocable Living Trust Agreement dated U/A/D 5/30/1996 and Personal Representative for the Estate of Rachel S. Barrett, the within named bargainor, with whom I am personally acquainted, or proved to me the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2024.

KATIE PITTS
STATE OF TENNESSEE
NOTARY PUBLIC
GILES COUNTY

NOTARY PUBLIC

My Commission Expires: 6-28-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of property conveyed (whichever is greater) is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

My Commission Expires: 6-28-25

Tennessee Certification of Electronic Document

I, Katie Pitts, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on May 22, 2024 (date of document).

Katie Pitts
Signature

5-23-24
Date

State of TN)
)
County of Davidson)

Sworn to and subscribed before me this 23rd day of May, 2024.

Stephanie McCarty
Notary's Signature

My Commission Expires: 9-2-24

Notary's Seal

STEPHANIE B. McCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024