Karen Johnson Davidson County
Batch # 1177565 DEEDQC
09/04/2024 10:47:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240904-0068008

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED

FROM: PAMELA KAYE BARRETT, individually and as Personal Representative for the Estate of Malcolm Lee Barrett, Jr., individually and collectively, Grantor

TO: LEIF WREN BARRETT, Grantee

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Leif Wren Barrett	New Owner	10717002900
100 Maxwell Crossing		&
Brentwood, TN 37027		10714003900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Pamela Kaye Barrett
AFFIANT

Subscribed and sworn to before me this 29 day of August, 2024.

My Commission Expires: 7-17-28

NOTARY PUBLIC

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

In consideration of One Dollar ($1.00), and other good and valuable consideration, PAMELA KAYE BARRETT, individually and as Personal Representative for the Estate of Malcolm Lee Barrett, Jr. (individually and collectively, "Grantor"), hereby quitclaims and conveys all of Grantor's rights, title and interest in and to the hereinafter described property to LEIF WREN BARRETT, his heirs, successors and assigns, ("Grantee"). Said property is certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

The property is improved property commonly known as 901 Kirby Avenue and 918 Kirby Avenue, Nashville, Tennessee 37217.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 29 day of August, 2024.

GRANTOR:

Pamela Kaye Barrett

PAMELA KAYE BARRETT
Individually and as Personal Representative for the Estate of Malcolm Lee Barrett, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared PAMELA KAYE BARRETT, individually and as Personal Representative for the Estate of Malcolm Lee Barrett, Jr., with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 29 day of August, 2024.

Notary Public

My Commission Expires: 7.17.28

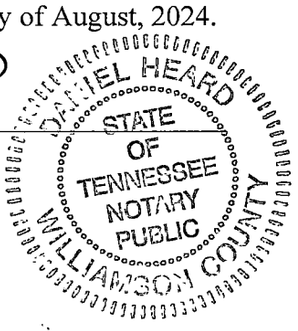


EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1 (Map/Parcel No. 10717002900):

Land in Davidson County, Tennessee, being Lot No. 374 on the Map of Miro Meadows, Addition No. 4, of record in Book 2083, Page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 374 fronts 60 feet on the west side of Kirby Drive, and runs back between lines, 209.3 feet on the south line and 322.1 feet on the north line, to a dead line in the rear on which it measures 64.2 feet.

Being the same property conveyed to M. L. Barrett, Jr. by Warranty Deed from Dan L. Kemp and wife, Carol N. Kemp, of record in Book 4781, Page 52, in the Register's Office for Davidson County, Tennessee.

M. L. Barrett, Jr., also known as Malcolm Lee Barrett, Jr., died intestate on or about October 6, 2021, and his estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P-2068. Pamela Kaye Barrett, widow of Malcolm Lee Barrett, Jr., is his sole heir-at-law according to Affidavits of Heirship of record as Instrument Nos. 20220513-0055186 and 20230906-0070000, in the Register's Office for Davidson County, Tennessee. Pamela Kaye Barrett, as Personal Representative of the Estate of Malcolm Lee Barrett, Jr., joins in the execution of this instrument to convey to Grantee any interest that the Estate may have in the subject property.

Being commonly known as: 901 Kirby Avenue, Nashville, TN 37217.

Parcel 2 (Map/Parcel No. 10714003900):

Land in Davidson County, Tennessee, being Lot No. 386 on the Map of Miro Meadows, 4th Addition, of record in Book 2083, Page 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to M. Lee Barrett, Jr. by Quitclaim Deed from Malcolm L. Barrett and Rachel S. Barrett, of record in Book 8830, Page 297, and corrected by Correction Quitclaim Deed in Book 10036, Page 499, in the Register's Office for Davidson County, Tennessee.

M. Lee Barrett, Jr., also known as Malcolm Lee Barrett, Jr., died intestate on or about October 6, 2021, and his estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 21P-2068. Pamela Kaye Barrett, widow of Malcolm Lee Barrett, Jr., is his sole heir-at-law according to Affidavits of Heirship of record as Instrument Nos. 20220513-0055186 and 20230906-0070000, in the Register's Office for Davidson County, Tennessee. Pamela Kaye Barrett, as Personal Representative of the Estate of Malcolm Lee Barrett, Jr., joins in the execution of this instrument to convey to Grantee any interest that the Estate may have in the subject property.

Being commonly known as: 918 Kirby Avenue, Nashville, TN 37217.