Karen Johnson Davidson County
Batch# 1178282 DEEDQC
09/06/2024 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240906-0068520

QUITCLAIM DEED

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

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
PAMELA KAYE BARRETT REVOCABLE TRUST U/A/D 8/21/2024 100 Maxwell Crossing Brentwood, TN 37027	NEW OWNER	135-00-0-398.00 0 Franklin Limestone Road Nashville, TN 37217

For and in consideration of One and 00/100 Dollars ($1.00), cash in hand paid by Grantee, the receipt and legal sufficiency of which is hereby acknowledged, THIS QUITCLAIM DEED, by and between **Pamela Kaye Barrett, Personal Representative and Administrator of The Estate of Malcom Lee Barrett, Jr.,** ("Grantor") hereby quitclaim unto **Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/2024**. ("Grantee"), its heirs and assigns forever, all of Grantor's right, title and interest in and to certain improved real property located in Davidson County, Tennessee, and further described as below:

TRACT I

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey made July, 3, 1961 by T. R. Sanford, Surveyor, as follows:

Beginning at a point in the center line of Franklin Limestone Road which point is 13.5 feet North from a point opposite in the Northeast corner of Lot No.1 of Una Manor Subdivision, Section 1, of record in Book 2854, Page 83, said Register's Office, as measured along the center line of said road; thence leaving said Road, N. 80 degrees 42 minutes at 583 feet to a point; thence N 2 degrees 58 minutes East 259.5 feet to a fenced line; thence along the said fence, S 76 degrees 35 minutes E 662 feet to the center line of Franklin Limestone Road, thence with the center line of the same, Southerly, around a slight curve, 200 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a corner post, the southwest corner of the herein described 15 acres, more or less; running thence the following: N 3 degrees 10'E along a fence line 395 feet to a point; thence N 89 degrees 30'E for a distance of 1230 feet, more or less to the center line of Franklin Limestone Road; thence with the center line of Franklin Limestone Road around a curve to the left, said curve having a radius of 625 feet, more or less, for a distance of 165 feet; thence continuing along the center line of Franklin Limestone Road around a curve to the right; said curve having a radius of 500 feet, more or less, for a distance of 346.5 feet; thence N 76 degrees W along a fence line for a distance of 1173.4 feet to a corner post, the point of beginning, containing 15 acres, more or less.

Being part of the same property conveyed to M. Lee Barrett, Jr. by QuitClaim Deed from Nancy B. Gannon, recorded in Instrument No. 20140131-0008772, Register's Office of Davidson County, Tennessee.

Malcolm Lee Barrett, Jr., having died intestate on October 6, 2021, was survived by his wife, Pamela Kaye Barrett and three children, Riley Alexander Barrett, Rachel Elizabeth Barrett and Leif Wren Barrett (f/k/a Malcolm Lee Barrett, III). The Seventh Circuit Court for Davidson County, Tennessee named Pamela Kaye Barrett the personal representative and administrator of The Estate of Malcolm Lee Barrett, Jr., Docket No. 21P-2068. On April 8, 2022, pursuant to Tennessee Code Annotated § 31-1-103 and in accordance with Internal Revenue Code § 2518, as amended, Riley Alexander Barrett, Rachel Elizabeth Barrett and Leif Wren Barrett (f/k/a Malcolm Lee Barrett, III each disclaimed any right, title, interest, and benefit to assets and property to which he or she would otherwise be entitled to receive from the Estate of Malcolm Lee Barrett, Jr. by each executing a Disclaimer of Rights of Survivorship; leaving Pamela Kaye Barrett the sole beneficiary of all right, title, interest and benefits to assets and property of the Estate of Malcolm Lee Barrett, Jr. as referenced by an Affidavit of Heirship of record in Instrument No. 20230906-0070000, Register's Office of Davidson County, Tennessee on September 6, 2023.

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

This property is improved property known as **0 Franklin Limestone Road, Nashville, TN 37217**.

Witness my hand this 21st day of August, 2024.

Pamela Kaye Barrett

Pamela Kaye Barrett
Personal Representative and Administrator
of The Estate of Malcolm Lee Barrett, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katie Pitts, a Notary Public of said State and County, Pamela Kaye Barrett, Personal Representative and Administrator of The Estate of Malcolm Lee Barrett, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2024.

Katie Pitts

Notary Public

KATIE PITTS
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires: 6/28/2025

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 21st day of August, 2024.

Katie Pitts

Notary Public

KATIE PITTS
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires: 6/28/2025

Tennessee Certification of Electronic Document

I, Brent Lockford, 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 is a true and exact copy of the original document executed and authenticated according to law on 8.21.2024 (date of document).

Signature

9/5/24
Date

State of Tennessee)
)
County of DAVIDSON)

Sworn to and subscribed before me this 5th day of September 2024.

Elizabeth A Garrett
Notary's Signature

My Commission Expires: 3/3/2025

Notary's Seal

