QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1205519 DEEDQC
11/15/2024 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241115-0089043

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	106-16-0-074.00 976 A Murfreesboro Pike 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, personally and as the Personal Representative and Administrator of The Estate of Malcolm 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, as further described as follows:

LAND in the 3d, formerly the 15th Civil District of Davidson County, Tennessee, described according to a survey made February 17, 1919, Erle Drake, Surveyor, and July 22, 1936, by John Wilkes, Civil Engineer, as follows:

BEGINNING at an iron pin in the northeasterly margin of the Murfreesboro Turnpike Road: and running thence S 49 degrees E, with the northeasterly margin of said Road 100 feet to a post, the southwest corner of a tract of land conveyed to John Thoni, Jr., by deed from Henrietta B. Greer, et al. of record in Book 356, Page 377, said Register's Office; thence N 45 degrees E, with said John Thoni, Jr's western boundary line 125 feet to an iron pin; thence 49 degrees W, 100 feet to the iron pin; thence S 45 degrees W, 125 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Duncan Eve Crockarell and wife, Verna Lou Crockarell by deed from Malcolm L. Barrett and wife, Rachel S. Barrett of record in Book 4179, Page 881, said Register's Office, described as follows:

BEGINNING at a post in the southwest corner of a tract of land conveyed to John Thoni, Jr., by deed from Henrietta B. Greer, et. Al, of record in Book 356, Page 377, said Register's Office; thence N 45 degrees E with said John Thoni Jr.'s western boundary line 125 feet to an iron pin; thence N 49 degrees W, 60 feet to a point; thence S 45 degrees W, 125 feet to a point on the northeasterly margin of the Murfreesboro Road Turnpike; running thence S 49 degrees E with the northeasterly margin of said road 60 feet to the point of beginning. Said tract included an existing office building and garage.

Being the same property conveyed to the M. Lee Barrett Jr and wife, Pamela Kaye Barrett, as joint tenants with right of survivorship by Warranty Deed from I.D.E. Crockarell, of record in Book 11702, Page 972, Register's Office for 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). 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 **976 B Murfreesboro Pike, 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, Ann Rails Brown, 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 8.21.2024 (date of document).

Ann Rails Brown
Signature

11-14-24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 14 day of November 2024.

Katie Pitts
Notary's Signature

My Commission Expires: 10-26-25

Notary's Seal

