| EXECUTOR'S QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.<br>Emele C. Battle-Griffin<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 2024.<br>Elizabeth C. Culp<br>Notary Public<br>My Commission Expires: 11/2/2026 |
|---|---|

Karen Johnson Davidson County
Batch # 1217125 DEEDQC
12/17/2024 09:42:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097729

ELIZABETH C. CULP
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: N E W O W N E R | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME)<br>Emele C. Battle-Griffin | (NAME)<br>Same | 05911013700 |
| (ADDRESS)<br>740 Revels Drive | (ADDRESS)<br>3300 Brome Lane | |
| (CITY) (STATE) (ZIP)<br>Nashville, TN 37207 | (CITY) (STATE) (ZIP)<br>Nashville, TN 37218 | |

**KNOW ALL MEN BY THESE PRESENTS** that James C. Culp, Jr. died intestate on October 24, 2018, leaving heirs-at-law Emele C. Battle-Griffin (daughter) and James C. Culp III (son). The probate estate was opened on July 18, 2024, in the Seventh Circuit Court of Davidson County, Probate Division, under Docket No. 24P1485. Emele C. Battle-Griffin was appointed as Administrator (Executor) and has duly qualified. All debts of the decedent have been paid.

Prior to his death, James C. Culp, Jr. owned a fifty percent (50%) interest in the following real property, which he co-owned with his daughter, Emele P. Culp, now Emele C. Battle-Griffin. Pursuant to Tennessee Code Annotated § 31-2-103, the real property of the decedent vests immediately in his heirs-at-law.

The ownership interest shall be divided in equal shares with access to the entire property. In accordance with the laws of the State of Tennessee, the following described real estate in Davidson

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County, Tennessee, shall be owned as tenants-in-common by Emele C. Battle-Griffin at seventy-five percent (75%) and by her brother, James C. Culp III, at twenty-five percent (25%).

By signing this Deed, the Executor releases any right to recover this property in the event of the subsequent insolvency of the estate. In accordance with Tennessee Code Annotated § 31-2-104, the property is hereby quitclaimed to Emele C. Battle-Griffin at seventy-five percent (75%) and to James C. Culp III at twenty-five percent (25%) as tenants-in-common, encompassing all rights, titles, and interests in the following described real estate located in Davidson County, Tennessee, as described below:

> **Being** Lot No. 342, on the plan of Haynes Manor, of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James C. Culp, Jr. and Emele P. Culp (now known as Emele C. Battle-Griffin) by **Quitclaim Deed** from James C. Culp, III and wife, Carlotta Huges-Culp, of record in Record Book 9270, Page 33, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 740 Revels Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 16th day of December, 2024.

EXECUTOR:

Emele C. Battle-Griffin

Emele C. Battle-Griffin

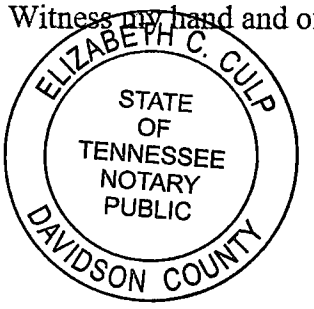
*{Notary signature on the following page}*

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Emele C. Battle-Griffin, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing EXECUTOR'S QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 16 day of December, 2024.




Elizabeth C. Culp
NOTARY PUBLIC

My commission expires: 11/2/2026

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