Karen Johnson Davidson County
Batch # 1271081 DEEDQC
05/09/2025 10 10 57 AM 2 pgs
Fees $12 00 Taxes $0 00
20250509-0036488

ALLEN BARNETT, EXECUTOR

MAP & PARCEL: 052 07 0 046.00

TO:

ALLEN BARNETT

EXECUTOR QUITCLAIM DEED

Dolores Ann Baskin Barnett died on July 15, 2021 a resident of Davidson County, Tennessee. Her Last Will & Testament was admitted to probate on October 5, 2022, in the Circuit Court of Davidson County, Tennessee, Docket Number 22P1461 by the Circuit Court Clerk's Office of Davidson County, Tennessee. The Will named Allen Barnett as Executor. The Executor is duly qualified. All debts of the decedent have been paid. No Tennessee Inheritance Tax was due, and no Federal Estate Taxes were due. A TennCare release is on file with the Court. The Executor, by signing this deed, releases any right the Executor may have to recover this property in accordance with the provisions of the will of Dolores Ann Baskin Barnett. **ALLEN BARNETT, EXECUTOR,** quitclaims to **ALLEN BARNETT,** under Item V of the Last Will and Testament of Dolores Ann Baskin Barnett, dated August 3, 1995, all right, title, and interest in and to the following described real estate in the 3rd Civil District of Houston County, State of Tennessee, to wit:

> Being Lot No. 10 on the Plan of Madison Heights, Section II, Part II, as of record in Book 2135, page 83, Register's Office for said County.
>
> Said lot fronts 171 feet on the westerly side of Center Street and runs back 344.18 feet on the northerly line and 337.58 feet on the southerly line to a deed line in the rear, measuring 62.18 feet thereon.
>
> This being the same land conveyed to Robert L. Baskin and wife, Ala Baskin, by deed dated November 5, 1955, of record in Book 2483, Page 325, Register's Office of Davidson County, Tennessee. The said Robert L. Baskin died on June 19, 1971, leaving the property vested in Ala Baskin, as the surviving tenant by the entirety. The said Ala Baskin died on November 28, 1984, leaving a Last Will and Testament dated September 15, 1971, leaving this real estate to her daughter, Dolores Ann Baskin (being the same person as Dolores Ann Baskin Barnett), of record in Will Book 150, page 399, in the Probate (Circuit) Court of Davidson County, Tennessee.
>
> The foregoing described property is subject to all existing roadways, utility lines, power transmission lines and easements therefore, recorded or unrecorded.

WITNESS my hand this 5th day of May, 2025.

ESTATE OF DOLORES ANN BASKIN BARNETT

By: _____
Allen Barnett, Executor

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allen Barnett, Executor**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Clarksville, Tennessee, this 5th day of May, 2025.

ANITA L. COFFINBERRY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 7/27/25

Notary Public

My Commission Expires: 7/27/25

This deed prepared without the benefit of a title examination, none having been requested. The preparer was not responsible for closing this transaction or reporting the transaction to the Internal Revenue Service pursuant to IRS Section 6045(e) or other applicable law.

Address of new owners and
Send tax statements to:
Allen Barnett
655 Hayes Ln.
Vanleer, TN 37181

State of Tennessee, Montgomery County
I hereby swear or affirm that the actual consideration for this transfer is $1 00

Affiant

Subscribed and sworn to before me this 5th day of May, 2025

Notary

My Comm Expires 7/27/25

ANITA L. COFFINBERRY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 7/27/25

THIS INSTRUMENT PREPARED BY:
VINSON & COFFINBERRY, P C
ATTORNEYS AT LAW
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(931) 289-3950