Executor's Quitclaim Deed

The actual consideration or value for this
Transfer is $ 0.00 (Exempt)

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

SWORN TO AND SUBSCRIBED before me this
22nd day of September 2025.

NOTARY PUBLIC
My Commission Expires: 3/20/2028

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1331201 DEEDQC
10/07/2025 01:39:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0080037

This space for Register of Deeds

This instrument was prepared by: Robert H. Lewis, Jr., Lewis & Ellis, An Association of Lawyers, 2412 Eugenia Avenue, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Roger Lee Hamlett Byron Conn Hamlett 1009 Settlers Crossing Joelton, Tennessee 37080	New Owners	29 / 286.00

In further fulfillment of the terms of the Last Will and Testament of BARBARA FAYE HAMLETT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, BYRON HAMLETT, Executor of the **Estate of BARBARA FAYE HAMLETT**, the GRANTOR herein, by these presents do transfer, quitclaim and convey unto:

ROGER LEE HAMLETT AND **BYRON CONN HAMLETT**, THE GRANTEES herein, their heirs and assigns, all right, title, and interest, equitable and otherwise, in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH SUCH EXHIBIT IS INCORPORATED AND ADOPTED HEREIN BY REFERENCE,

The above description is the same as in the previous deed(s) of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions, and all matters of record in the Davidson County Register's Office as may

affect the premises including but not limited to the following:

Real Property Taxes for the year 2024.

This is improved property known as: 4201 Grays Point Road, Joelton, Tennessee 37080.

Executor, by signing this Deed, declares that the Estate of BARBARA FAYE HAMLETT is solvent, and has no outstanding claims nor taxes due. Executor releases any right Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 22nd day of September 2025.

Estate of BARBARA FAYE HAMLETT

By: _____
BYRON CONN HAMLETT
Executor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Kimberly Hanafusa, a Notary Public in and for said County and State, the within named BYRON HAMLETT, Executor for the Estate of BARBARA FAYE HAMLETT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as Executor for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 22nd day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/2028

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 24th Civil District of Davidson County, Tennessee, described according to a survey prepared By G. Barry Greer; known as Tract No. 3 of the Sue T. Viaches land, being Map No. 29 and Parcel No. 286, as of record in Book 5484, Page 854, Register's Office for Davidson County, Tennessee.

Beginning at a corner post located in the southerly margin of Gray's Point Road, said post being the northeast corner of the herein described property and the front common corner of the herein described property and William L. Bennett et ux land; thence south 0 15 minutes east 727 feet along a wire fence to a corner post; thence north 88 deg. west 147 feet more or less to a point; thence in a northerly direction 762 feet more or less to a point in the southerly margin of Gray's Point Road; thence in an easterly direction along the southerly margin of said Gray's Point Road 300 feet more or less to the beginning containing 3.8 acres more or less.

Being the same property conveyed to Robert Andrew Gallaher and wife, Donna Hughes Gallaher by deed from Sue T. Viaches of record in Book 4826, page 964, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Conn Hamlett and wife Barbara Faye Hamlett by deed from Robert Andrew Gallaher and wife Donna Hughes Gallaher of record in Book 5484, page 854, Register's Office for Davidson County, Tennessee.

The said Billy Conn Hamlett having died testate in Davidson County on January 28, 2024, Probate Case **#25P-338**, leaving his wife, Barbara Faye Hamlett as surviving tenant by the entirety. Barbara Faye Hamlett died testate in Davidson County on December 10, 2024, Probate Case **#25P-339**, and under Article III of said Last Will devised the aforesaid property to Byron Conn Hamlett and Roger Lee Hamlett. Further, the said Will of Barbara Faye Hamlett under Article IV named Byron Hamlett as Executor, and under Article IV granted Executor authority "to execute all conveyance necessary" to transfer real property of said Will.