Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1352888 DEEDQC
12/02/2025 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251202-0095526

Jason Lee Dodson, Executor of the Estate of Robert Harold Dodson, Jr. [deceased]

TO:

Jason Lee Dodson, et ux.

EXECUTOR'S QUITCLAIM DEED

THIS EXECUTOR'S QUITCLAIM DEED OF REALTY executed this 21st day of November, 2025, by **Jason Lee Dodson, Executor of the Estate of Robert Harold Dodson, Jr. [deceased]** ("Grantor"), to **Jason Lee Dodson and Abby Maxwell Dodson, husband and wife** ("Grantees"),

WITNESSETH:

Robert Harold Dodson, Jr., died testate on May 4, 2025. The Last Will and Testament of Robert Harold Dodson, Jr., executed on May 10, 2007, was admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 25P-1269, on June 26, 2025. Pursuant to said Last Will and Testament, Grantor does hereby transfer to Grantees all right, title, and interest in and to certain realty in Davidson County, Tennessee, described as follows, to-wit:

> BEING Unit No. 9007, together with the carport designated No. 9007-C, in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Book 7900, Pages 583 and 584, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation document of record in Book 9053, Page 256, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346 and annexation document in Book 9053, Page 256, in the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, and Book 9053, Page 256, in the Register's Office for said County, and Book 9247, Page 951, said

Register's Office.

BEING the same property conveyed to Robert H. Dodson, Jr., and Linda Diane Dodson, husband and wife, by Warranty Deed from Thomas R. Henrich and Carolyn C. Henrich, husband and wife, dated April 3, 2006, and recorded April 4, 2006, in Instrument No. 20060404-0038261, in the Register's Office for Davidson County, Tennessee. The said Linda Diane Dodson passed away on April 10, 2023, leaving Robert H. Dodson, Jr., as the surviving tenant by the entirety and sole owner in fee simple of the concerned realty.

This is improved property known as: **9007 Sawyer Brown Road, Nashville, TN 37221**.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

IN WITNESS WHEREOF, Grantor has executed this Executor's Quitclaim Deed of realty this 21 day of November, 2025.

Jason Lee Dodson,
Executor of the Estate of Robert Harold Dodson, Jr., [deceased],
Grantor

STATE OF TN)

COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jason Lee Dodson**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21 day of November, 2025.

NIZHYAR DOSKY
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2026
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: May 23, 2026

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv) as a deed executed by an Executor to implement a testamentary devise.

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Jason Lee Dodson and Abby Maxwell Dodson 4463 Tanglewood Road Pegram, TN 37143	Same/Owner	9007 Sawyer Brown Road Nashville, TN 37221 142-09-0H-120.00

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 11.21.25 (date of document).

Ariel Joaquin
Affiant Signature

12.1.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of Dec., 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY'S SEAL

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 11.5.29