This instrument prepared by: Martin Heller Potempa & Sheppard, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 *This Deed was prepared based upon information provided by the parties No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description*	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration for this transfer is: **$0.00**. **AFFIANT** Subscribed and sworn to before me, this 11 day of December 2025 **NOTARY PUBLIC** **My commission expires:** 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	Send tax bills to:	Tax Information:
King Madison Hollands III 1410 Villa Place Nashville, TN 37212	New Owner	105 05 0 052.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **King Madison Hollands III** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **King Madison Hollands III, unmarried** ("GRANTEE") his heirs, successors and assigns, all of his right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hayne's Subdivision of Lot No. 40 in O.B. Hayes' Plan of Large Lots, as of record in Book 148, Page 443, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bettye Jean Forrester, unmarried, from Charity Mance, Administratrix of the Estate of L. Nerissa Mance, deceased, by Warranty Deed recorded in the Register's Office of said county and state at Book 4761, Page 404-405.

Karen Johnson Davidson County
Batch # 1356983 DEEDQC
12/11/2025 04 16 42 PM 3 pgs
Fees $17 00 Taxes $0 00

20251211-0098907

Further being the same property conveyed to Bettye Jeanne Forrester and King Madison Hollands III, as joint tenants with right of survivorship by Quitclaim Deed from Bettye Jean Forrester, unmarried, of record in Instrument No. 20240402-0022822, Register's Office for Davidson County, Tennessee.

The said Bettye Jeanne Forrester having since died on June 26, 2024, leaving King Madison Hollands III as surviving tenant. A copy of Bettye Jeanne Forrester's death certificate is attached hereto as **EXHIBIT 1**.

The purpose of this deed is to memorialize the current ownership of the herein described property. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **improved** property known as: **1410 VILLA PLACE, NASHVILLE, TENNESSEE 37212.**

Witness our hands this the 11 day of DECEMBER, 2025.

King Madison Hollands III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **King Madison Hollands III**, the within named Grantor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of DECEMBER, 2025.

Notary Public
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

[redacted]

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 039826

1. Decedent's Legal Name: BETTYE JEANNE FORRESTER		2. Sex: FEMALE	3. Date of Death: 06/28/2024
4. Time of Death (Approx.): 16 00	5a. Age: 83	6. Date of Birth: 08/08/1940	7. Birthplace: HANOVER, VA
8a. Place of Death: INPATIENT			
8b. Facility Name: VANDERBILT UNIVERSITY MEDICAL CENTER	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to first marriage):	11a. Decedent's Usual Occupation: DIRECTOR OF BOARD	11b. Kind of Business/Industry: EDUCATION
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 1410 VILLA PLACE	13e. Inside City Limits?: YES	13f. Zip Code: 37212	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: MASTER'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN	
18. Father's Name: JOSEPH LB FORRESTER JR		19. Mother's Name Prior to First Marriage: IDA JEANETTE LAYTON	
20a. Informant's Name: KING MADISON HOLLAND III	20b. Relationship to Decedent: NEPHEW	20c. Mailing Address: 1410 VILLA PLACE, NASHVILLE, TN 37212	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: WEST HARPETH CREMATORY	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ DANIELA MCLELLAN	22b. License Number: 20594	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: NASHVILLE CREMATION CENTER, 7427 CHARLOTTE PIKE NASHVILLE, TN 37209			23b. License Number: 1287
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 07/01/2024	

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE DATE, TIME, AND PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION IN MY OPINION DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a. Certifier: ▶ /e/ NANETTE DENDY	27b. License Number: 38538	27c. Date Signed: 06/28/2024
27d. Name and Address: NANETTE DENDY 1500 21ST AVENUE SOUTH, NASHVILLE, TN 37212		

28. Part I ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. [redacted]	
	b. [redacted]	26 DAYS
	c. [redacted]	26 DAYS
	d. [redacted]	26 DAYS

Part II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: [redacted]

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH 1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Date Issued: Jul-01-2024

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

016387572

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE