Karen Johnson Davidson County
Batch# 1361821 DEEDQC
12/29/2025 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251229-0102569

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

EXECUTOR AND TRUSTEE QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number:
Matthew H. Dobson, V and Jean Dobson Farris, Co-Trustees 2020 Hillsboro Rd. Franklin, TN 37069	Matthew H. Dobson, V and Jean Dobson Farris, Co-Trustees 2020 Hillsboro Rd. Franklin, TN 37069	083 14 0 048.00

BETTY SMITH DOBSON (the "Decedent") died on November 7, 2024, leaving a Last Will and Testament dated November 11, 2008 (the "Will"), which has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket 24P2403. Jean Dobson Farris and Matthew H. Dobson, V are the Co- Executors of the Decedent's Estate. Under the Will, the Decedent's residuary estate was bequeathed to the BETTY SMITH DOBSON REVOCABLE TRUST established under agreement dated November 11, 2008 (the "Trust"). Jean Dobson Farris and Matthew H. Dobson, V are the Successor Co-Trustees of the Trust.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN DOBSON FARRIS and MATTHEW H. DOBSON, V, CO-EXECUTORS of the ESTATE OF BETTY SMITH DOBSON and SUCCESSOR CO-TRUSTEES of the BETTY SMITH DOBSON REVOCABLE TRUST (collectively, the "Grantor") hereby quitclaim and convey unto MATTHEW H. DOBSON V and JEAN D. FARRIS, SUCCESSOR CO-TRUSTEES of the BETTY SMITH DOBSON GST-EXEMPT TRUST F/B/O CORA SOPHIA DOBSON (the "Grantee") their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title, and interest as co-executors and co-trustees, in property in Davidson County, Tennessee described on Exhibit A attached hereto (the "Property").

[*Signatures begin on following page.*]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22 day of December, 2025.

Jean Dobson Farris
JEAN DOBSON FARRIS, CO-EXECUTOR
and CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jean Dobson Farris, Co-Executor and Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 22d day of December, 2025.

JONATHAN THOMASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/2026

MATTHEW H. DOBSON V, CO-EXECUTOR
and CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Matthew H. Dobson, V, Co-Executor and Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 22d day of December, 2025.

JONATHAN THOMASTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 22 day of December, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

<u>083 14 0 048.00; 1611 Russell Street</u>

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan showing the Lindsley Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court at Nashville.

Said Lot 39 fronts 50' on the Northerly side of Russell Street and extends back 160 feet along the Easterly and Westerly side lines to a rear line measuring 50' thereon.

Being the same property conveyed by deed of record as Instrument #20210816-0110200, Register's Office for Davidson County, Tennessee.

202512290102569

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 12/22/2025 (date of document).

Affiant Signature

12/23/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

