Karen Johnson Davidson County
Batch # 1370898 DEEDQC
01/16/2026 12:54:15 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20260116-0004103

This Instrument Prepared By:
Tammy L. Anderson, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Laura Elizabeth Donigian	Laura Elizabeth Donigian
632 Neill Ave	632 Neill Ave
Nashville, TN 37206	Nashville, TN 37206

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Donald Ray Dodson, Robert Donigian, Laura Elizabeth Donigian and George Donigian, being the sole heirs at law of Kay Elizabeth Stone, deceased; and Donald Ray Dodson, the sole beneficiary under the un-probated Last Will and Testament of Kay Elizabeth Stone, deceased** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Laura Elizabeth Donigian** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 and the Northerly 15 feet of Lot No. 77, on the Map of Bransford Realty Company's Subdivision of the McWhirter and Love-Neferrin Tract, of record in Book 421, Page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 76 and the Northerly part of Lot No. 77 front together 50 feet on the Westerly side of Neil Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Lee Hanson and Kay Stone Hanson by instrument of record in Instrument No. 20120103-0000176, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20160502-0042731 in same said office, Kay Stone Hanson, also known as Kay E. Stone, conveyed all right, title and interest in the subject property to Kay E. Stone. Kay E. Stone, having since died testate on December 17, 2025 and by her un-probated Last Will and Testament, a copy of which is attached hereto as Exhibit A, she devised the above referenced property to her spouse, Donald Ray Dodson. The intestate heirs at law of Kay Elizabeth Stone would be her widow Donald Ray Dodson, and the only children of Kay Elizabeth Stone that she ever had (naturally or by adoption), namely Laura Elizabeth Donigian, Robert Donigian and George Donigian. Kay E. Stone is one of the same persons as Kay Elizabeth Stone.

Tax Parcel #08208003600

Property Address (for approximate identification only): 632 Neill Ave. Nashville, TN 37206

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of January, 2026.

GRANTOR:

Donald Ray Dodson
Donald Ray Dodson

Laura Elizabeth Donigian
Laura Elizabeth Donigian

(SEE ALSO ADDITIONAL GRANTOR SIGNATURES ON PAGES 3 AND 4 FOLLOWING)

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Donald Ray Dodson**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14 day of January, 2026.

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

TERESA L. BRADY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY (SEAL)

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Laura Elizabeth Donigian**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14 day of January, 2026.

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

TERESA L. BRADY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY (SEAL)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ 0.

Donald Ray Dodson
Affiant

Subscribed and sworn to before me this 14 day of January, 2026.

Teresa L Brady
Notary Public
My Commission Expires: 6/26/27

TERESA L. BRADY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY (SEAL)

Robert Donigian
Robert Donigian

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within name **Robert Donigian** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14th day of January, 2026.

Darwin Taylor
Notary Public
My Commission Expires: 03/20/2027

(SEAL)
DARWIN TAYLOR
Notary Public - State of Florida
Commission # HH376433
Expires on March 20, 2027

Notarized remotely online using communication technology via Proof.

George Donigian

George Donigian

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within name **George Donigian** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 14th day of January, 2026.

Audrey Bruneel

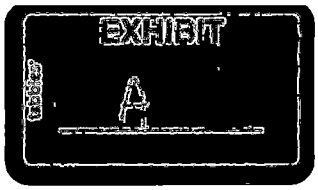
Notary Public
My Commission Expires: 10/04/2028

(SEAL)



Audrey Bruneel
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3394-01
Expires October 4, 2028

Notarized remotely using audio-video communication technology via Proof.



LAST WILL AND TESTAMENT
OF
KAY ELIZABETH STONE

I, Kay Elizabeth Stone, a resident of Mount Pleasant, Tennessee declare this to be my Last Will and revoke all former Wills and Codicils.

ARTICLE I
Identification of Family

In making this Will I have in mind my husband, Donald Ray Dodson, and my children, Laura Elizabeth Donigian, born 1982, Robert Joseph Donigian, born 1984, and George Hovaness Donigian, Jr., born 1987, together with any children hereafter born to or adopted by my husband and me. Any reference to a "child of mine" or "my children" shall include the persons, other than my husband, named or referred to in this Article.

ARTICLE II
Disposition of Remains

I direct that my remains be cremated. I authorize my Executor to carry out these directions and wishes, particularly those for the disposition of my remains.

ARTICLE III
Appointment of Fiduciaries

A. Appointment of Personal Representative. I appoint my husband as Executor of my estate. If my husband is or becomes unable or unwilling to serve as Executor, I appoint my friend, Rev. Diane Luten Blum as alternate Executor.

B. Bond; Court Supervision. My Executor shall have the right to serve without bond and to administer and settle my estate without the intervention or supervision of any court, except to the extent required by law. Nothing herein shall prevent my Executor from seeking the assistance of the court in any situation where my Executor deems it appropriate.

ARTICLE IV
Disposition of Residue

A. Provision for Husband. I give all of the rest and residue of my estate, wherever located (hereafter referred to in this Article as "residue"), to my husband if he survives me.

B. Provision for Descendants. If my husband does not survive me then I give the entire residue to my descendants.

1. Provision for Others. If I am not survived by my husband, or by any of my descendants, I give the entire residue to my heirs.

ARTICLE V
Alternative Methods of Distribution

A. Purpose of Article. Recognizing that under certain circumstances the terms of this Will may direct that property be distributed outright to a person who is under age twenty-one (21) or under a legal disability; I make the following provisions to facilitate the distribution of property to such persons.

B. Alternative Methods. Whenever the terms of this Will direct my personal representative (referred to in this Article as the "fiduciary") to distribute property outright to a person who is then under age twenty-one (21) or under a legal disability, the fiduciary may retain pursuant to Paragraph C. of this Article or distribute all or any portion of that property in any one or more of the following ways:

1. Delivery directly to the beneficiary;

2. Delivery to the parent or stepparent of the beneficiary;

3. Delivery to the guardian of the beneficiary's person or property;

4. Delivery to any Custodian for the beneficiary under the Uniform Gifts to Minors Act;

5. Delivery to any then existing trust created for the beneficiary;

6. Deposit in a financial institution in an account established in the name of the beneficiary alone pursuant to the laws of the State of Tennessee;

7. Storage of any tangible personal property in safekeeping with the costs of storage to be borne by the beneficiary; or

8. Sale of any tangible personal property and delivery of the proceeds in any manner permitted by this Article.

Provided the fiduciary acts in good faith, upon delivery of any property in accordance with the provisions of this Article, the fiduciary shall be discharged from all responsibilities in connection with the property.

C. **Discretionary Trust.** Any property not distributed as provided in Paragraph B. of this Article shall be retained by the fiduciary in trust for the beneficiary on the following terms and conditions: During any period in which the beneficiary is under a legal disability or under twenty-one (21) years of age, the fiduciary shall pay to or apply for the benefit of the beneficiary so much of the income and principal of the trust as the fiduciary, in its sole and absolute discretion, determines is advisable for the beneficiary's health, support, education and general welfare. At such time as the beneficiary is neither under a legal disability nor under age twenty-one (21), the fiduciary shall distribute any remaining trust assets to the beneficiary. If the beneficiary dies before all of the trust assets have been distributed, the fiduciary shall distribute any remaining trust assets to the beneficiary's estate.

ARTICLE VI
Administrative Provisions

A. **Powers and Duties of Personal Representative.** My personal representative shall have all of the powers and duties granted to or imposed upon personal representatives serving with non-intervention powers pursuant to the laws of the State of Tennessee.

B. **Debts and Expenses.** All expenses of administration chargeable to principal, the expenses of the disposition of my remains, and all my legitimate debts, if and when paid, shall be paid from the principal of my residuary estate. No debt need be paid prior to its maturity in due course and except as otherwise provided in this Will no interest in any property passing under this Will need be exonerated.

C. **Taxes.** All estate, inheritance or other similar death taxes, together with any interest or penalties thereon, arising by reason of my death with respect to any property includable in my taxable estate, and any adjusted taxable gifts, whether passing under or outside of this Will, shall be paid from the principal of my residuary estate without reimbursement from the recipients or beneficiaries of such property, provided, however, that in the event any proceeds of insurance upon my life or any property over which I held a power of appointment are included in my estate for purposes of determining the federal estate tax liability of my estate, then the residue of my estate shall be entitled to receive from the recipients of any such proceeds or property the portion of such federal estate tax liability attributable to such proceeds or property determined in accordance with IRC §§ 2206 and 2207.

ARTICLE VII
Miscellaneous

A. Number and Gender. Unless the context indicates a contrary intent, the plural and singular forms of words shall each include the other, and every noun and pronoun shall have a meaning that includes the masculine, feminine and neuter genders.

B. Survival. To "survive" me, as that term is used in this Will, a person must continue to live for thirty (30) days after my death.

C. Descendants. The "descendants" of an individual include only the following:

1. All such individual's biological descendants, except any person not born in lawful wedlock and his descendants, unless the biological parent who would otherwise cause him or her to be a descendant has acknowledged paternity or maternity in legitimation proceedings, or in an unambiguous signed writing identifying such person by name, or by raising such person in the same household; and

2. Persons adopted by such individual or one of his or her descendants, and their descendants.

If the parent, who would cause a person to be a descendant as defined above, is replaced in an adoption proceeding, such person shall remain a descendant unless such parent voluntarily consents to the relinquishment of his or her status as parent in connection with such adoption proceedings.

D. Heirs. The term "heirs" shall mean those persons entitled to inherit under the then-applicable laws of the State of Tennessee governing the descent of an intestate's separate estate. They shall inherit in their statutory proportions. If the provisions of this Will call for a distribution of property to my heirs or the heirs of any other person and the event giving rise to the requirement for such distribution takes place at a time later than my death or the death of such person, the determination of the identity of such heirs shall be made as if I (or such other person) had died on the date of the event giving rise to such requirement for distribution.

E. Exclusion of Pretermitted Heirs. Other than as set forth in this Will, I make no provision for any child of mine or descendant of a deceased child of mine. I specifically make no provision for any person (whether now living or hereafter born), other than a child named or referred to in Article I or a descendant of mine as defined in this Will, who may be entitled to claim an interest in my estate under the laws of the State of Tennessee.

F. Legal Disability. A person is under a legal disability if my personal representative determines, in good faith, that the person is incapable of managing her property or of caring for herself, or both, or is in need of protection or assistance by reason of physical injury or illness, mental illness, developmental disability, senility, alcoholism, excessive use of drugs, or other physical or mental incapacity.

G. Title to Real Property. Upon my death, title to any real property passing under this Will shall vest in my personal representative in his fiduciary capacity and shall remain so vested until my personal representative distributes or sells that property, at which time title shall vest in the distributee or purchaser.

H. Disclaimer. Except as may be otherwise specifically provided in this Will, in the event that any beneficiary disclaims an interest arising out of this Will or any trust created herein it is my intention that the interest disclaimed shall be distributed in the same manner and at the same time as if the disclaiming beneficiary had died immediately preceding the event pursuant to the laws of the State of Tennessee.

I. Governing Law. The provisions of this Will shall be interpreted in accordance with and in light of the laws of the State of Tennessee.

J. Corporate Successors. Whenever a corporation or other business entity is referred to herein, the reference shall include any successor organization.

K. References to Statutes. In this Will, the abbreviation "IRC" shall refer to the Internal Revenue Code of 1986 as amended.

I have initialed and dated for identification purposes all pages of this, my Last Will, and have executed the entire instrument by signing this page on the 28th day of August, 2015, at Nashville, Tennessee.

Kay Elizabeth Stone

Kay Elizabeth Stone

Attestation and Statement of Witnesses

Each of us declares under penalty of perjury under the laws of Tennessee that Kay Elizabeth Stone, the Testator, signed this instrument as her Last Will in our presence, all of us being present at the same time, and we now, at the Testator's request, in the Testator's presence, and in the presence of each other, sign below as the witnesses, declaring that the Testator appears to be of sound mind and under no duress, fraud, or undue influence.

[Witness Signature]

Carey Cochran

[Print Name]

Residing at _____

[Witness Signature]

Allen Armistead Greer

[Print Name]

Residing at _____

SELF-PROVING AFFIDAVIT

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

We, Kay Elizabeth Stone and Casey Cochron and Alyne Greer, the Testator and the witnesses, whose names are signed to the attached or foregoing instrument in those capacities, personally appearing before the undersigned authority and being first duly sworn, declare to the undersigned authority under penalty of perjury that: 1) the Testator declared, signed and executed the instrument as her last will; 2) she signed it willingly or directed another to sign for her; 3) she executed it as her free and voluntary act for the purposes therein expressed; and 4) each of the witnesses, at the request of the Testator, in her hearing and presence, and in the presence of each other, signed the will as witness and that to the best of her knowledge the Testator was at that time of full legal age, of sound mind and under no constraint or undue influence.

Kay Elizabeth Stone
Kay Elizabeth Stone

[Witness Signature]
Casey Cochron
[Print Name]

Residing at _____

[Witness Signature]
Alyne Agnistead Greer
[Print Name]

Residing at _____

Section for Notary Public:
Subscribed, sworn and acknowledged before me by the said Kay Elizabeth Stone, Testator, and by the said Casey Cochron, and Alyne Greer, witnesses, this 28th day of August, 2015.

Tony Burchfield Jr.
[Signature of Notary]

My Commission Expires 1/8/2019

_____
[Print or stamp name of Notary]

TONY BURCHFIELD JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Tammy L. Anderson**, 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 the day of January 14, 2026.

Affiant Signature: Tammy L. Anderson Date: 1/14/26

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 14 day of January, 2026.

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

(SEAL)

Notary Public
My Commission Expires: _____

KBH # 17481-25