Prepared by:
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Karen Johnson Davidson County
Batch # 1376777 DEEDQC
02/05/2026 02:54:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260205-0008503

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
Richard David Elrod 521 Continental Drive Nashville, TN 37209	(same)	102 03 0 064.00

EXECUTOR'S QUITCLAIM DEED

Know all persons by these presents that Richard David Elrod, the duly appointed Executor of the Estate of Barbara Pearce Elrod (also known as Barbara Jean Elrod0, deceased (the "Decedent"), who died on May 8, 2025, and whose estate is open and being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 25P-1546, for and in consideration of the sum of Ten and no/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto Richard David Elrod all interest of Decedent and Decedent's estate in and to the that certain parcel of land located in Davidson County, Tennessee, described more particularly in Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 5 day of February, 2026.

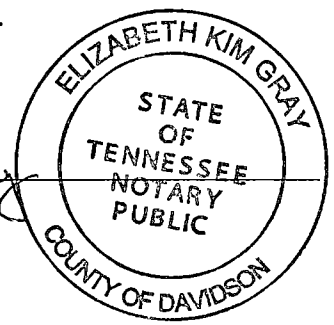
Richard D. Elrod Executor
Richard David Elrod, Executor of the Estate of
Barbara Pearce Elrod

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard David Elrod, Executor of the Estate of Barbara Pearce Elrod (also known as Barbara Jean Elrod), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of February, 2026.

Elizabeth Kim Gray
NOTARY PUBLIC



My Commission Expires: 07/07/2027

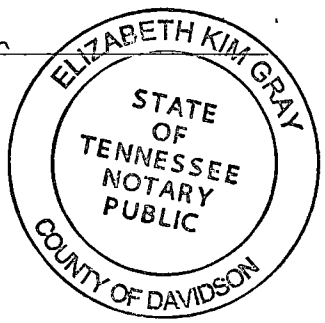
The actual consideration or value, whichever is greater, for this transfer, is Zero ($0.00) Dollars.

This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(iv).

Richard D. Elrod
Affiant

Subscribed and sworn before me this 5th day of February, 2026.

Elizabeth Kim Gray
NOTARY PUBLIC



My Commission Expires: 07/07/2027

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1288 on the Plan of Charlotte Park Section 17, as of Record in Book 3600, pages 21 and 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 1288 fronts 75.0 feet on the southwesterly side of Continental Drive and extends back 160.6 feet on the northwesterly line and 189.7 feet on the southeasterly line, to a dead line in the rear which is broken line, measuring a total of 89.05 feet thereon.

Being the same property conveyed to Mack Watts and wife Barbara Watts by deed from William D. Winters and wife Eva Lou Winters, of record in Book 3925, page 567, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Samuel David Elrod, Jr., and wife, Barbara Jean Elrod from Mack Watts and wife Barbara Watts, of record in Book 4064, page 902, Register's Office for Davidson County, Tennessee.

The said Samuel David Elrod, Jr., having predeceased Barbara Jean Elrod, the property at that time vesting in Barbara Jean Elrod in fee simple.

This property is known as 521 Continental Drive, Nashville, Davidson County, Tennessee 37209.