This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219-3318

Karen Johnson Davidson County
Batch # 1383960 DEEDQC
02/23/2026 09:35:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0014008

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert Wayne Hamlett 115 Tanesha Court Portland, TN 37148	Same	Map 52-2, PAR 181, 11D-46065

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

ROBERT WAYNE HAMLETT

JANET L. FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/6/29

SWORN TO AND SUBSCRIBED before me this 4th day of FEB. 2026.

NOTARY PUBLIC
My Commission Expires: 3/6/29.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert Wayne Hamlett, as the Executor of the Estate of Roy Jeffery Milliken, deceased (Roy Jeffery Milliken being the same person as Roy J. Milliken, having died on July 23, 2023, Case No. 23P-1639, Seventh Circuit Court, Probate Division, Davidson County, Tennessee) (hereinafter "Grantor"), does hereby transfer, quitclaim, and convey unto Robert Wayne Hamlett, an unmarried man (hereinafter "Grantee"), his heirs, successors, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 36 Block A on the Revised Map of Rainbow Terrace, as of record in Book 1130, Page 85 of Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy J. Milliken, a single person, by Donna G. Milliken by Quitclaim Deed dated May 5, 2020, and recorded on May 8, 2020, as document number 20200508-0048011.

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantor makes no representation or warranties whatsoever with regard to the Property or the Grantor's interest herein.

This is improved property known as: 710 Blackstone Avenue, Madison, Davidson County, Tennessee, and not 701 Blackstone Avenue, as incorrectly stated in the previous deed.

ROBERT WAYNE HAMLETT, Executor
of the Estate of Roy Jeffery Milliken

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, JANET L FLINT, a Notary Public in and for said County and State, the within named Robert Wayne Hamlett, Executor of the Estate of Roy Jeffery Milliken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 4th day of FEBRUARY, 2026.

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NOTARY PUBLIC
My Commission Expires: 3/6/29.

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.