Karen Johnson
Batch # 1385919
02/26/2026 08:15:09 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260226-0015150

QUITCLAIM DEED

GRANTOR:
Charles C. Burridge,
Administrator, CTA
Estate of James H. Beck
3016 Hedrick Street
Nashville, TN 30203

GRANTEES:
Mary Trudy Abaya
180 Williamsburg Road
Mt. Juliet, TN 37122

Terrye Blystone
4005 Dodson Chapel Road
Hermitage, TN 37076

SEND TAX BILL TO:
Terrye Blystone
4005 Dodson Chapel Road
Hermitage, TN 37076

MAP PARCEL NO.
Map Par. #136-10-0-064

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is -0- which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Terrye Blystone
AFFIANT

Sworn to and subscribed to before me on this the 20th day of JANUARY, 20 26

9-3-29 Charles C. Burridge
Comm. Exp. Notary Public

CHARLES C. BURRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

****

For and in consideration of the sum of ten ($10.00) dollars, cash in hand paid, by the hereinafter named Grantees and other good and valuable considerations, the receipt and sufficiency is hereby acknowledged, the undersigned Grantor, Charles C. Burridge, Administrator, CTA for the estate of James H. Beck, which estate is being administered in the Probate Court for Davidson County, Tennessee in docket number 25-P-1274, has bargained and sold, and by these presents does transfer and convey unto Mary Trudy Abaya and Terrye Blystone, Grantees, their successors and assigns, all of the Grantors' right, title and interest in the real estate in Davidson County, Tennessee, described as:

Situated in Davidson County, Tennessee, described as follows:

Being Lot No. 459 on the Plan of Priest Lake Park Subdivision, Section 7-B, which is of record in Book 5200, Page 175, register's Office for Davidson County, Tennessee.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Together with all rights, easements, estates, tenements, hereditaments, interests, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches and water stock and all existing and future improvements, structures, fixtures, and replacements that may now or at any time in the future, be part of the real estate described above.

Being the same property conveyed to James H. Beck, unmarried, by a Successor Trustee's Deed from Todd

H. Hancock, Successor Trustee, dated March 24, 2011 and recorded on March 28, 2011, as instrument number 02110328-0023697 in the Register's Office for Davidson County, Tennessee. The said James H. Beck having died on June 1, 2025 and whose Last Will was probated in Docket No. 25-P-1274, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and which Last Will devised the subject property, as part of the residuary of the estate to Mary Trudy Abaya and Terrye Blystone under said Will.

This is improved property commonly known as: 344 Clearlake Drive, West, Nashville, Tennessee, 37217.

Witness my hand on this the 23RD day of February, 2026.

Charles C. Burridge

Charles C. Burridge, Grantor
Administrator, CTA, for the Estate of
James H. Beck

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned notary public, of said state and county, the within named Grantor, with whom I am personally acquainted, and who acknowledged that the Grantor executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 23 day of FEBRUARY, 2026.

W H FERGUSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

comm. exp. 11/05/2029

W H Ferguson

Notary Public

Prepared By:
Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, TN 37203
615.385.2268 BPR 9912
ccb2633@hotmail.com