THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(iv).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Ronald S. George 111 Bullock Drive Clarksville, TN 37040	SAME AS NEW OWNER	043 13 0 230.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Ronald Stewart George**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Gary Thomas Betty, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 25P-2039, for and in consideration of the sum of Ten and no/100 Dollars ($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 in Davidson County, Tennessee and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Ronald Stewart George**, who is the sole residuary beneficiary under the Will, all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Being Lot No. 25 and the westerly part of Lots Nos. 17 and 18 of the Plan of Forrest Park Subdivision, Block "H", as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1389269 DEEDQC
03/06/2026 09:44:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018041

Said Lot No. 25 and the westerly parts of Lots Nos. 17 and 18 front 67 feet on the northerly margin of Elm Street and extends back 200 feet on a broken three-sided line on the easterly line and 200 feet on the westerly line to a line in the rear measuring 42 feet thereon.

Being the same property conveyed to Gary T. Betty, unmarried, now deceased, from Susan Brooks, Executrix of the Estate of Roger D. Rittenberry and Edward Rittenberry, father of the deceased, Roger D. Rittenberry, by Deed recorded in Book 8083, Pages 554-556 in the Register's Office for Davidson County, Tennessee. A Deed of Correction was subsequently filed May 8, 1991 in Book 8347, Pages 410-411 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 425 Elm Street, Madison, Tennessee 37115.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 2nd day of MARCH, 2026.

Ronald Stewart George

Ronald Stewart George, Executor of
The Estate of Gary Thomas Betty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald Stewart George**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **RONALD STEWART GEORGE** DOCKET NO: **25P2039**

*It appearing to the Court that **GARY THOMAS BETTY** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **RONALD STEWART GEORGE**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS: Joseph P. Day, Clerk of the Probate Court, at office, this **October 21st, 2025**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **RONALD STEWART GEORGE** as **Executor** of the estate of **GARY THOMAS BETTY**, deceased, and I do further certify that **RONALD STEWART GEORGE** is still acting **Executor** of the estate of **GARY THOMAS BETTY** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 21 day of October, 2025.

JOSEPH P. DAY, Clerk

_____ D.C.