Karen Johnson Davidson County
Batch# 1423597 DEEDQC
05/21/2026 01:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260521-0046560

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

CO-EXECUTORS' QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew H. Dobson, V and Jean Dobson Farris, Co-Trustees 2020 Hillsboro Rd. Franklin, TN 37069	Matthew H. Dobson, V and Jean Dobson Farris, Co-Trustees 2020 Hillsboro Rd. Franklin, TN 37069	083 14 0 077.00 131 13 0 024.00

BETTY SMITH DOBSON (the "Decedent") died on November 7, 2024, leaving a Last Will and Testament dated November 11, 2008 (the "Will"), which has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket 24P2403. Jean Dobson Farris and Matthew H. Dobson V are the Co- Executors of the Decedent's Estate. Under the Will, the Decedent's residuary estate was bequeathed to the BETTY SMITH DOBSON REVOCABLE TRUST established under agreement dated November 11, 2008 (the "Trust"). Jean Dobson Farris and Matthew H. Dobson V are Successor Co-Trustees of the Trust.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN DOBSON FARRIS and MATTHEW H. DOBSON V, CO-EXECUTORS of the ESTATE OF BETTY SMITH DOBSON (the "Grantor") hereby quitclaim and convey unto JEAN D. FARRIS and MATTHEW H. DOBSON V, SUCCESSOR CO-TRUSTEES of the BETTY SMITH DOBSON REVOCABLE TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title, and interest as co-executors, in property in Davidson County, Tennessee described on Exhibit A attached hereto (the "Property");

[Signatures begin on the following page.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 21st day of May, 2026.

JEAN DOBSON FARRIS, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jean Dobson Farris, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, this 21st day of May, 2026.

JONATHAN THOMASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 2, 2028

Notary Public
My Commission Expires: 11/2/26

MATTHEW H. DOBSON V, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Matthew H. Dobson V, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, this 21st day of May, 2026.

JONATHAN THOMASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 21 day of May, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

EXHIBIT A

083 14 0 077.00; 1900 Holly Street

Land in Davidson County, Tennessee, being Lot No. 106 and westerly one-half of Lot No. 105, Block 'C', Priest Home Place as recorded in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 and part of Lot No. 105 adjoin and front together a total of 75 feet on the southeasterly margin of Holly Street and runs back between parallel lines 150 feet (180 feet field measurement) to a line in the rear that measures 75 feet thereon.

Being the same property conveyed by deed of record as Instrument #20180305-0020477, Register's Office for Davidson County, Tennessee.

131 13 0 024.00; 5340 Stanford Drive

(Tract 1)

Being the northerly 35 feet of Lot No. 13 on the Plan of Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County.

Said part of Lot No. 13 fronts 35 feet on the easterly side of Stanford Drive and runs back between parallel lines 485 feet on the northerly line and 500 feet, more or less, on the southerly line to a dead line, measuring 35 feet thereon.

Being the same property conveyed by deed of record as Instrument #20170927-009047, Register's Office for Davidson County, Tennessee.

(Tract 2)

Being Lot No. 12 on the Plan of Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County.

Being part of the property conveyed to Matt H. Dobson, IV (deceased February 20, 2017) and wife, Betty Smith Dobson by deed of record in Book 195, page 277, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 05-21-2026 (date of document).

Lucretia Albert
Affiant Signature

05/21/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

