PROPERTY TAX INFORMATION:

OWNER: Colby Fisher and
Teralynn Fisher
600 12th Ave. S, Unit 729
Nashville, TN 37203

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

ASHLEY D. STEARNS, Attorney
Trail, Coleman & Stearns, PLLC
107 N. Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

Map & Parcel: 093 13 OC 158.00
(600 12th Ave. S, Unit 729)

Exempt from transfer tax by T.C.A. Section 67-4-409(a)(1)(C)(iv).

EXECUTOR'S QUITCLAIM DEED

RICHARD KENT KELTON, JR. (the "Decedent"), died on November 19, 2025, leaving a Will dated October 16, 2017. The Will was admitted to probate on December 19, 2025, in the Seventh Circuit Court - Probate Division for Davidson County, Tennessee, and recorded as Probate Docket Number 25P-2400 of the Davidson County Court Clerk's Office. The Court appointed KIMBERLI JOAN FISHER as Executor of the Decedent's Estate and the Executor was duly qualified. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of the Decedent, the Executor has bargained and sold and does hereby convey, remise, release and forever quitclaims unto COLBY FISHER a one-half (1/2) undivided interest and unto TERALYNN FISHER a one-half (1/2) undivided interest, as tenants in common, in and to all the right, title and interest of the Decedent and the Decedent's estate to that certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 729 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Richard K. Kelton, Jr. and Joan W. Reeves, as tenants in common, by Quitclaim Deed of record in Instrument No. 20200423-0042639 of the Register's Office of Davidson County, Tennessee. The Grantees herein owning a 25% interest each of the 1/2 undivided interest of Richard K. Kelton, Jr.

Karen Johnson Davidson County
Batch # 1426510 DEEDQC
05/29/2026 08:24:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260529-0048566

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This transfer is by Quitclaim and the Executor makes no warranties about the title.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS MY HAND at Murfreesboro, Tennessee, this the 26 day of May, 2026.

ESTATE OF RICHARD KENT KELTON, JR.

By: Kimberli Joan Fisher
KIMBERLI JOAN FISHER, EXECUTOR

STATE OF TENNESSEE )
ss.
RUTHERFORD COUNTY )

On this 26 day of May, 2026, before me personally appeared KIMBERLI JOAN FISHER, EXECUTOR OF THE ESTATE OF RICHARD KENT KELTON, JR., to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Executor's Quitclaim Deed) and acknowledged that she executed the same as her free act and deed as Executor of the ESTATE OF RICHARD KENT KELTON, JR.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC
My Commission Expires: 9/16/2029

ASHLEY D. STEARNS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY