PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1427274 DEEDQC
06/02/2026 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260602-0049585

Address of New Owner:	Send Tax Bills to:	Map Parcel Number:
Jeremy Ross Wheat 330 Binkley Drive Nashville, TN 37211	Jeremy Ross Wheat 330 Binkley Drive Nashville, TN 37211	147 01 0 117.00

EXECUTORS' QUITCLAIM DEED

WHEREAS, Judith Ellen Wheat, f/k/a Judith Ellen Hingst, acquired the real property described herein by Warranty Deed dated March 12, 2004 from Jennifer R. Weber and Joshua J. Weber, recorded March 16, 2004 as Instrument Number 20040316-0029937 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Judith Ellen Wheat (the "Decedent') died on February 12, 2026, leaving a Last Will and Testament ("Decedent's Will"), which was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Proceeding No. 26P487; and

WHEREAS, Jeremy Ross Wheat, the qualified Personal Representative of the Decedent's Estate is administering the Estate under the terms of the Decedent's Will.

NOW, THEREFORE, in accordance with the provisions of the Decedent's Will, the undersigned, JEREMY ROSS WHEAT, PERSONAL REPRESENTATIVE OF THE ESTATE OF JUDITH ELLEN WHEAT, DECEASED ("Grantor"), quitclaims to JEREMY ROSS WHEAT ("Grantee"), his heirs, successors, and assigns, all of Decedent's right, title, and interest in and to the real property situated in Davidson County, Tennessee, and more particularly described as follows:

Located in Davidson County, Tennessee, and being Lot No. 391 on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, page 131 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

BEING THE SAME property conveyed by Warranty Deed dated March 12, 2004 from Jennifer R. Weber and Joshua J. Weber to Judith Ellen Hingst, n/k/a Judith Ellen Wheat, recorded March 16, 2004 as Instrument Number 20040316-0029937 in the Register's Office for Davidson County, Tennessee.

Being improved property known as 330 Binkley Drive, Nashville, TN 37211.

The undersigned acknowledges that this deed was prepared from information in prior deeds and information provided to Baker, Donelson, Bearman, Caldwell & Berkowitz, PC without the benefit of a survey, that no request was made that Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[CONTINUED ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 1st day of ~~April~~ June, 2026.

Jeremy Ross Wheat

PERSONAL REPRESENTATIVE OF THE
ESTATE OF
JUDITH ELLEN WHEAT

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, Jeremy Ross Wheat, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Personal Representative of the Estate of Judith Ellen Wheat, deceased, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name in such capacity.

Given under my hand this the 1st day of ~~April~~ June, 2026.

Notary Public

Commission Expires: 07/04/2026

I hereby swear and affirm that this is a testamentary transfer, that there was no consideration for this transfer, and that there is no tax due under Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Jeremy Ross Wheat
Grantee

Sworn to and subscribed before me this
1st day of April, 2026.

Notary Public
Commission Expires: 07/04/2026
(Notary Seal)

MARIA C. STRAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2026

4922-8789-4691 v.1

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 6/11/26 (date of document).

Affiant Signature

6/11/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 9, 2027