Karen Johnson Davidson County
Batch# 1438841 DEEDQC
06/29/2026 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260629-0058451

This Instrument Prepared By:
Paul S. Parker
Dodson Parker Behm & Capparella. P.C.
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Clifton Hunt
Patricia Hunt Blankenship
6503 Brown Lee Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
SAME

MAP PARCEL NO.
Map & Parcel: 054 09 0 007.00

WHEREAS, Rosalie Catherine Hunt(a/k/a Rosalie N. Hunt) died testate on May 14, 2022 leaving a Last Will and Testament dated August 8, 2002 (the "Will"), which has been admitted to probate is of record under Docket Number 22P-2061 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division for Davidson County, Tennessee; and,

WHEREAS, Clifton Howard Hunt is the duly qualified and serving Executor of the Estate of Rosalie Catherine Hunt; and,

WHEREAS, at the time of her death, Rosalie Catherine Hunt owned the entire fee simple interest in the real property described below (the "Property"); and,

WHEREAS, Patricia Hunt Blankenship and Clifton Howard Hunt are the beneficiaries named in Article Fifth of the Will and to whom the Property is given, devised and bequeathed as equal tenants-in-common (the "Testamentary Devise").

NOW THEREFORE AND IN ORDER TO CARRY OUT the Testamentary Devise under the Will, Clifton Howard Hunt, Executor of the Estate of Rosalie Catherine Hunt (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Patricia Hunt Blankenship and Clifton Howard Hunt, AS EQUAL TENANTS IN COMMON (hereinafter collectively "Grantees"), their heirs and assigns, all of his right, title and interests as the Executor of the Estate of Rosalie Catherine Hunt in and to certain real estate in Davidson County, Tennessee, which is described as follows:

SEE EXHIBIT A, ATTACHED FOR LEGAL DESCRIPTION.

This is improved real property located at 3047 Lakeshore Drive, Old Hickory, Davidson County, Tennessee 37138.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per Tenn. Code Ann. 67-4-409(a)(3)(D), is $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22 day of June, 2026.

NOTARY PUBLIC

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires APRIL 29 2030

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 PROVIDED.

WITNESS my hand this the 22 day of June, 2026.

CLIFTON HOWARD HUNT,
Executor of the Estate of Rosalie Catherine Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton Howard Hunt, Executor of the Estate of Rosalie Catherine Hunt, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of June, 2026.

NOTARY PUBLIC

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires APRIL 29 2030

EXHIBIT A
LEGAL DESCRIPTION -

Being part of Lot number 6 of Section 1, plan of Life and Casualty Insurance Company's subdivision of the Dobbs and Elliot property, known as Dupontonia, as of record in book 843, page 56, R.O.D.C., and described as follows:

Beginning at a point in the center line of Pitts Avenue at the southwest corner of a twenty foot roadway of Mrs. Emma Freeman. Thence; North 12 deg. 14 min. East 412.2 feet, more or less, to the southeast corner of a parcel of land heretofore conveyed to Wilburn E. Hunt et ux. Thence; North 77 deg. 46 min. West 100 feet to a point. Thence; South 14 deg. 24 min. 03 sec. West 231.47 feet to a point being the northeast corner of property now or formerly of Arnold E. Agee. Thence; South 9 deg. 12 min. 43 sec. West 200 feet to a point in the center line of Pitts Avenue. Thence; South 88 deg. 37 min. East 100 feet to the point of beginning.

Wilburn R. Hunt and wife, Mattie N. Hunt, the Grantors, reserved to themselves and their heirs and assigns, and granted to Wilburn E. Hunt, and wife, Rosalie C. Hunt, the Grantees their heirs and assigns, the unrestricted use, in common, of a passageway for ingress and egress not exceeding 12 feet in width over the land herein granted and the adjacent lands of the Grantors. The eastern boundary of said passageway to begin at a point on Pitts Avenue 12 feet east of Agee's southeast corner and extend in a northerly direction 431 feet, more or less, to the southwest corner of lands heretofore conveyed to W. E. Hunt etux. Thence; along the said Hunt's westerly line to the Line of Government Taking.

Being the same property conveyed to Wilbur E. Hunt and wife, Rosalie C. Hunt (being one and the same as Rosalie Catherine Hunt) (Wilbur E. Hunt predeceased Rosalie C. Hunt), by Warranty Deed from Wilburn R. Hunt and wife, Mattie N. Hunt, of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Sarah Arick, 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 June 22, 2026.

Date: 06/29/2026

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on June 29, 2026.

Notary Public: Lisa C. Woodruff My Commission Expires:

