Karen Johnson Davidson County
Batch# 1442672 DEEDQC
07/06/2026 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060763

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Rene Elizabeth Kindrat 8974 Hester Beasley Road Nashville, TN 37221	Same	168 00 0 134.00

IN ORDER TO ADMINISTER THE ESTATE OF ROBERT H. KINDRAT, the Executor, on behalf of such Estate, (herein collectively "Grantor") does hereby assign, grant, transfer, convey and quitclaim unto RENE ELIZABETH KINDRAT, as devisee, (herein "Grantee") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 9th Civil District beginning at an iron pin in the southerly margin of Hester Beasley Road at the northeast corner of a tract of land conveyed to James S. Austin by deed from H. H. Austin as of record in book 1238, page 110 in the Register's office for Davidson County, Tennessee, thence with the east line of the above tract south 15 degrees east 222.75 feet to an iron pin; thence south 41 degrees east 69.25 feet to an iron pin; thence south 74 degrees 25 minutes west 349.3 feet to an iron pin; thence south 77 degrees west 75 feet to an iron pin; thence south 65 degrees west 278.7 feet to an iron pin; thence north 26 degrees 40 minutes east 149.25 feet to a spike in the center line of Hester Beasley Road; thence with the center line and the north edge of said road north 61 degrees east 720 feet to the point of beginning and containing 3 ¼ acres more or less. Being the same property conveyed to James L. Roberts and wife Irene Roberts by Warranty Deed from James S. Austin and wife, Dixie Pauline Austin and Eva Alma Austin of record in Book 3869, Page 9, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Robert H. Kindrat by Warranty Deed from James L. Roberts and wife, Irene Roberts of record in Book 5248, Page 787, Register's Office for Davidson County, Tennessee.
>
> Robert H. Kindrat passed away on the 29th day of May, 2026.

On June 17, 2026, Robert H. Kindrat's probate estate (the "Estate") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 26P-1118, and Rene Elizabeth Kindrat was appointed as the Executor of the Estate. The sole heir under the last will and testament of Robert H. Kindrat is Rene Elizabeth Kindrat.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D) and 67-4-409(a)(1)(C)(iv).

Renee Elizabeth Kindrat
Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2026.

Notary Public

My Commission Expires: _____

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

This is improved property known as 8974 Hester Beasley Road, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE 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.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

7th IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this day of July, 2026.

ESTATE OF ROBERT H. KINDRAT

Renee Elizabeth Kindrat
RENE ELIZABETH KINDRAT, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Rene Elizabeth Kindrat, Executor of the Estate of Robert H. Kindrat, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that such person has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Robert H. Kindrat and acknowledged that such person is the Executor of the Estate of Robert H. Kindrat, the within named Grantor, and that in such capacity, she being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Robert H. Kindrat.

Witness my hand and official seal this 21st day of July, 2026.

NOTARY PUBLIC

My Commission Expires: _____

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

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 July 2, 2026.

Date: 07/02/2026

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on July 2, 2026.

Notary Public: Falecher Outen

My Commission Expires:

