THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater is $0.

Karen Lynne Handley
Grantor

Sworn to and subscribed by me, this 6 day of July, 2026.

Jhonatan Teixeira
Notary Public

My commission expires: 6/24/2030

JHONATAN TEIXEIRA
Notary Public
State of Florida
Comm# HH817452
Expires 6/24/2030

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Archie Thomas Grant III		
979 Hitt Lane	SAME	025000 149.00
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, KAREN LYNNE GRANT HANDLEY, a married woman and GARY LEE GRANT, an unmarried man, (hereinafter referred to as "Grantors"), by these presents, do hereby transfer and convey unto ARCHIE THOMAS GRANT, III, an unmarried man, (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Karen Johnson Davidson County
Batch # 1451978 DEEDQC
07/28/2026 08:55:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260728-0068327

SEE ATTACHED EXHIBIT A

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed conveying the interest in said property to the deceased aunt of the Grantors. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS as dated below.

Dated: 7-8-2026

Karen Lynne Handley
KAREN LYNNE GRANT HANDLEY, Grantor

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, Jhonatan Teixeira, a Notary Public of this County, KAREN LYNNE GRANT HANDLEY, the within named Grantor, 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, at office, this 8 day of July, 2026.

JHONATAN TEIXEIRA
Notary Public
State of Florida
Comm# HH817452
Expires 6/24/2030

Notary Public
My Commission Expires: 6/24/2030

Dated: July 16, 2026

Gary Lee Grant
GARY LEE GRANT, Grantor

STATE OF Georgia)
COUNTY OF Henry)

Personally appeared before me, Kayla Callender a Notary Public of this County, GARY LEE GRANT, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16th day of July, 2026.

KAYLA CALLENDER NOTARY PUBLIC Exp. June 5, 2028 HENRY COUNTY, GA

Notary Public
My Commission Expires: 06/05/2028

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by James H. Zeigler, P.E., dated April 10, 1982 as follows:

"BEGINNING at a point in the northwesterly margin of Hitt Road at the southwest corner of the William Gore property of record in Book 3647, Page 325, said Register's Office, thence North 40° 52' West 136.94 feet to a point; thence South 58° 20' West 337.52 feet to a point; thence South 34° 42' East 164.44 feet to a concrete monument in the northwesterly margin of Hitt Road; thence with the northwesterly margin of Hitt Road North 55° 18' East 213.80 feet to an iron pin; thence North 51° 0' East 138.60 feet to the point of beginning.

"Being part of the property conveyed to Archite (sic) T. Grant, Sr. and Archie T. Grant, Jr., as tenants in common, by deed from James T. Adamson, Jr., et ux, of record in Book 3070, Page 549, said Register's Office; and by deed from William N. Gore, Jr., et ux, of record in Book 3647, Page 381, said Register's Office."

Being the same property conveyed to Sylvia Marie Grant, unmarried, from Archie T. Grant, Sr. and Archie T. Grant, Jr., as tenants in common, by deed dated April 23, 1982 and recorded in Book 5883, page 739, Register of Deeds Office, Davidson County, Tennessee.

Sylvia Marie Grant died on January 30, 2026 and her Last Will and Testament, dated July 9, 2024, was probated as a muniment of title in the Davidson County Seventh Circuit Court, Probate Division by Order dated April 29, 2026 in Docket 26-P-617. Grantee is the beneficiary of a specific devise of the property under the Will as well as a residuary beneficiary of the estate. Grantors are the other two residuary beneficiaries under the Will and are making this conveyance to relinquish any interest in the subject property.

The property described herein has never been used as a personal residence by the Grantors.

This is improved property containing a duplex with the addresses 979 and 977 Hitt Lane, Goodlettsville, TN 37072.