This instrument was prepared by
and after recording, return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1463133 DEEDQC
08/25/2026 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260825-0078679

QUITCLAIM DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
Jeffrey Holland, and wife **Alyson Holland** **3397 Earhart Road** **Hermitage, TN 37076**	**(Same)**	**Map 98** **Parcel 90**

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Know all men by these presents that CYNTHIA HOLLAND, individually and as the duly appointed Personal Representative of the Estate of RUTH IMOGENE KINCAID (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid, both individually as the sole heir at law of the said RUTH IMOGENE KINCAID, and pursuant her appointment as Personal Representative of said estate under Letters of Administration granted by the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 26P847, does hereby QUITCLAIM AND CONVEY, unto JEFFREY HOLLAND and ALYSON HOLLAND, husband and wife (collectively, the "Grantees"), all of Grantors' right, title and interest in and to that certain tract or parcel of real property situated in Davidson County, Tennessee, described below:

> Land in the 4th Civil District being Tract No. 2 on the unrecorded Plat of said property made by Hickerson and Pleasant, Engineers, dated December 19, 1966, as follows:
>
> Said Tract No. 2 fronts 150.0 feet on the easterly margin of Earhart Rd. and runs back between parallel lines 900 feet, and contains 3.1 acres, more or less.
>
> Being the same property conveyed to JOSEPH C. KINCAID and wife, RUTH I. KINCAID, by Warranty Deed from MARJORIE B. GANNON, dated March 12, 1996, and recorded in Book 9982, page 237 in the Register's Office for Davidson County, Tennessee; the said JOSEPH C. KINCAID having since died intestate on January 6, 2019, in Davidson County, Tennessee; the said RUTH I. KINCAID having since died intestate on January 14, 2026 in Davidson County Tennessee.

This is improved real property commonly known as: 3397 Earhart Road, Hermitage, Tennessee 37076.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, and all matters that an accurate survey of the Property would reveal.

IN WITNESS WHEREOF, this Quitclaim Deed is executed by the Grantors as of the 12th day of August 2026.

Cynthia Holland

Cynthia Holland

ESTATE OF RUTH IMOGENE KINCAID

By: Cynthia Holland

Cynthia Holland, Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Holland, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of August 2026.

Melisa D Blankenship

Notary Public

My commission expires: 6-26-27

MELISA D. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires June 26, 2027

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cynthia Holland, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Ruth Imogene Kincaid, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Ruth Imogene Kincaid, in her capacity as Personal Representative of said Estate.

Witness my hand and seal, at office this 12 day of August 2026.

Melissa D Blankenship
Notary Public

My commission expires: 6-26-27

MELISA D. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires June 26, 2027

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

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

Affiant

Subscribed and sworn to before me,
this the 12 day of August 2026.

Melissa D Blankenship
Notary Public

My Commission Expires: 6-26-27

MELISA D. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires June 26, 2027

CERTIFICATE OF AUTHENTICITY

I, G. Miller Hogan II, do hereby make oath that I am 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 August 12, 2026.

G. Miller Hogan II

Affiant

Date: Aug. 19, 2026

Sworn to and subscribed before me this 19th day of August 2026.

Kim Hurst

NOTARY PUBLIC

My Commission Expires: 10/23/29

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-23-2029