Karen Johnson Davidson County
Batch# 1472078 DEEDQC
09/11/2026 04:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084743

This Instrument Was Prepared By:
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615-475-7033

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Mary M. Clayton, Affiant

Subscribed and sworn to before me this
3rd day of September, 2026.

Notary Public
My Commission Expires: 2/20/30

CONNOR D MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	PARCEL ID NO.
Mary M. Clayton, Trustee 271 Glenstone Circle Brentwood, TN 37027	Same	171-02-0A-061.00-CO

WHEREAS, Ralph David Clayton (also known as R. David Clayton) (the "Decedent") owned the real property located in Davidson County, Tennessee, commonly known as 271 Glenstone Circle, Brentwood, Tennessee 37027, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Decedent died on November 7, 2025, a resident of Davidson County, Tennessee, leaving a Last Will and Testament dated October 2, 2019 (the "Will"), which was admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 26P208;

WHEREAS, Mary M. Clayton is the duly qualified and acting Personal Representative of the Estate of Ralph David Clayton, deceased, having qualified pursuant to Letters Testamentary issued by the Circuit Court for Davidson County, Tennessee, Probate Division, on February 10, 2026;

WHEREAS, under the terms of the Will, the residue of the Decedent's estate, including the Property, is to be distributed to Mary M. Clayton, Trustee of the Ralph David and Mary M. Clayton Community Property Trust dated October 2, 2019, and the Personal Representative desires to convey the Property to said trust to implement that testamentary disposition;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Mary M. Clayton, as Personal Representative of the Estate of Ralph David Clayton**, deceased, the "Grantor", does hereby grant, convey, and quitclaim, without covenants of title, express or implied, and in her fiduciary capacity only, unto **Mary M. Clayton, Trustee of the Ralph David and Mary M. Clayton Community Property Trust dated October 2, 2019**, a trust, the "Grantee", all of the Decedent's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is made subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property, is made by the Personal Representative solely in her fiduciary capacity to implement the testamentary disposition described above, and is made without any covenant or warranty of title, express or implied, and without personal liability to the Personal Representative individually.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 3rd day of September, 2026.

ESTATE OF RALPH DAVID CLAYTON

By: Mary M Clayton

Mary M. Clayton, Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON) SS:

Before me, Connor McDonald, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mary M. Clayton, in her capacity as Personal Representative (Executrix) of the Estate of Ralph David Clayton, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3rd day of September, 2026.

Notary Public

My Commission Expires: 2/20/30

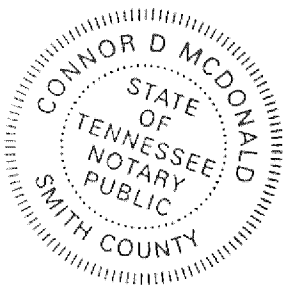


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 61 on the Condominium Site Plan of Brentwood Villa, Phase 3-B, of record in Book 6900, Page 4, amended in Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to Master Deed of record in Book 6923, Page 943, amended in Book 7035, Page 115 and amended in Book 7101, Page 730, re-recorded in Book 7143, Page 18, amended in Book 7266, Page 84; By-Laws of record in Book 6923, Page 986; easement for water mains to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5155, Page 164; Storm Water Detention Agreement by and between Radnor/Nashville Corporation and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6385, Page 814; Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6924, Page 5, said Register's Office.

Being the same property conveyed to R. David Clayton, unmarried, by Warranty Deed from Radnor Homes, Inc., of record in Book 7367, Page 263-265, Register's Office for Davidson County, Tennessee.

Ralph David Clayton (also known as R. David Clayton) died on November 7, 2025, a resident of Davidson County, Tennessee, leaving a Last Will and Testament dated October 2, 2019, which was admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 26P208, and Mary M. Clayton was appointed Personal Representative of said estate, with Letters Testamentary issued February 10, 2026, and this conveyance is made by the Personal Representative in connection with the administration and distribution of said estate.

The above-described property is improved property known as 271 Glenstone Circle, Brentwood, TN 37027.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, **Connor D. McDonald,** 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 Sept. 3, 2026 (date of document).

Affiant Signature

September 11, 2026
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this 11th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

