Karen Johnson Davidson County
Batch# 1478203 DEEDQC
09/28/2026 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089474

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Cynthia Kelly
AFFIANT

Subscribed and sworn to before me on this day, September 28, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-18-2027

New Owner Address:
Tina Maria Dotson Trust
ULWT Ruth Cassetty Dotson
8210 Luree Lane
Hermitage, TN, 37076

Send Tax Bills To:
Same

Map-Parcel Number:
075 14 0 006.00

EXECUTOR'S QUITCLAIM DEED

Ruth Cassetty Dotson ("Decedent"), died on June 24, 2023, and left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County (Probate Division), Docket No. 26P1109. Cynthia Ann Kelly, Personal Representative of the Estate of Decedent, ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Tina Maria Dotson Trust ULWT Ruth Cassetty Dotson** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature pages to follow.>

WITNESS my hand on this day, **September 28, 2026**.

Cynthia Kelly

Cynthia Ann Kelly, Personal Representative of the
Estate of Ruth Cassetty Dotson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cynthia Ann Kelly, as Personal Representative of the Estate of Ruth Cassetty Dotson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 28, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

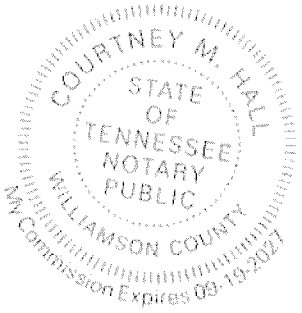


EXHIBIT A

Being Lot No. 116 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County, as follows:

Said Lot No. 116 fronts 91.3 feet on the easterly side of Luree Lane and runs back 136.9 fest on the northernly line and 138.7 feet on the southerly line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Ruth C. Dotson, from Bobby E. Dotson, by deed of record in Book 5039, Page 397, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 8210 Luree Lane Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 September 28, 2026.

Affiant Signature

9/28/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 28, 2026.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2027