**Prepared by and Return to:**

**M. Steele Cantey**
**MANIER & HEROD, a Tennessee Professional Corporation**
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**Nashville, Tennessee 37203**
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Karen Johnson Davidson County
Batch # 1478236 DEEDQC
09/28/2026 11:14:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089517

# PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

| ADDRESS OF OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Beverly A. Crunk<br>1209 Nails Creek Road<br>Dickson, TN 37075 | SAME | 54-14-14 |

Gene A. Gardner (hereinafter referred to as the "Decedent") died on November 29, 2026, leaving a Last Will and Testament dated September 9, 2022. Decedent's spouse, Darlene Gardner, predeceased the Decedent on November 13, 2013. Decedent's spouse's interest in said property vesting by operation of law in Decedent. The Last Will and Testament of Gene A. Gardner was admitted to probate on February 3, 2026, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 26P171. The Personal Representative, Beverly A. Crunk, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Beverly A. Crunk, Personal Representative of the Estate of Gene A. Gardner (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Beverly A. Crunk, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, Page 28, Registers Office for said County.
Said Lot No. 71 fronts 125.0 feet on the northeasterly side of Rolling Mill Road and extends back 311.3 feet on the northwesterly linhe and 315.0 feet on the southeasterly line to a line at the rear on which it measures 175.4 feet.

BEING the same property conveyed to Gene A. Gardner and wife, Darlene Gardner, by deed from Donald R. Bang and wife, Norma R. Bang as of record in Book 7041, Page 298, Register's Office for Davidson County, Tennessee.

**This is improved property known as: 309 Rolling Mill Road, Old Hickory, in Davidson County, TN 37138.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 16 day of September, 2026.

ESTATE OF GENE A. GARDNER-GRANTOR

By: Beverly A Crunk
BEVERLY A. CRUNK,
Personal Representative

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me Cody Henley, a Notary Public of this County, BEVERLY A. CRUNK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Gene A. Gardner and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

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

Notary Public
My Commission Expires: 5/12/2030

CODY M HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(iv) [formerly Section 67-4-409(a)(3)(D)].***