This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch # 1483812 DEEDQC
10/14/2026 12:40:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20261014-0094413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this tr

George Ben James, III
Affiant

Subscribed and sworn to before me on this 7th day of October, 202

Notary Public

My Commission Expires: 3/5/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
George James, Affiant
Subscribed and sworn before me this the 14th Day of October, 2026.
P. Williams, Deputy Register

This Instrument Was Prepared By:
Michele Hodges
Hodges Law, LLC
4117 Hillsboro Pike, Suite 103-354
Nashville, TN 37215
615.800.7379

Address New Owner as Follows:
George Ben James, III
3521-B Richland Avenue
Nashville, Tennessee 37205

Send Tax Bills to:
SAME

Map-Parcel Numbers:
104-9 --Parcel 152

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that George Ben James, III, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Sandra Anderson James, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 26P1632, for and in consideration of the sum of Zero and no/100 Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will Article III, which was duly admitted to probate in Davidson County, Tennessee, and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto George Ben James, III, all of the right, title and interest of the decedent and the decedent's estate in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

The property commonly known as 3521-B Richland Avenue, Nashville, Tennessee 37205.

Being the same property conveyed to Sandra A. James by deed from Keith Perryman, Unmarried, of record in Book 6837 Page 955 Register's Office for Davidson County, Tennessee; the said Sandra A. James having since died.

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

WITNESS my hand this 7th day of October, 2026.

George Ben James, III
George Ben James, III (Executor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2026, before me personally appeared GEORGE BEN JAMES, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public
My Commission Expires: 3/5/2030

MICHELE HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

EXHIBIT A

Letters Testamentary

EFILED 09/03/26 12:10 PM CASE NO. 26P1632 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GEORGE BEN JAMES III** DOCKET NO: **26P1632**

*It appearing to the Court that **SANDRA ANDERSON JAMES** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **GEORGE BEN JAMES III**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **September 3rd, 2026**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **GEORGE BEN JAMES III** as **Executor** of the estate of **SANDRA ANDERSON JAMES**, deceased, and I do further certify that **GEORGE BEN JAMES III** is still acting **Executor** of the estate of **SANDRA ANDERSON JAMES** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 18 day of September, 2026.

JOSEPH P. DAY, Clerk

_____ D.C.