SEND TAX BILLS TO:	PREPARED BY:
Larry D. Reese, Trustee PO Box 40423 Nashville, TN 37204	John H. Baker III, Attorney at Law PO Box 398 302 N. Spring Street Murfreesboro, TN 37133-0398 (615) 896-4154
NAME AND ADDRESS OF NEW OWNER: Larry D. Reese, Trustee, Larry D. Reese, and Lyvonn Reese PO Box 40423 Nashville, TN 37204	MAP GROUP PARCEL: 118 11 0 058.00

Karen Johnson Davidson County
Batch # 1485283 DEEDQC
10/16/2026 11:00:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0095092

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Larry D. Reese, in his capacity as the duly-appointed Executor of the Estate of Ardath Baxter Reese, deceased** (the decedent), which estate is administered in the Probate Court for Rutherford County, Tennessee, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the estate of the decedent pursuant to the decedent's Will, which is duly admitted to probate in Rutherford County, Tennessee, and is recorded in Will Book 89, page 716, Rutherford County Clerk's Office, hereby conveys, remises, releases and forever quitclaims unto **Larry D. Reese, in his capacity as Trustee of the Supplemental Needs Trust for Norman David Reese, Larry D. Reese, in his personal capacity, and Lyvonn Reese, in his personal capacity**, as tenants in common, their heirs successors and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to the following real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 of Block "D", Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 7 fronts 73 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed unto U. Paul Reese and wife, Ardath B. Reese, by warranty deed dated February 20, 1976, of record in Book 5000, page 722, Register's Office of Davidson County, Tennessee. U. Paul Reese is also known as Ulyss Paul Reese, being one and the same person. Ardath B. Reese is also known as Ardath Baxter Reese, being one and the same person.

This conveyance is made subject to: 1) restrictive covenants of record in Book 1165, page 627, said Register's Office; 2) easements and restrictions shown on the plan of record in Book 1130, page 36, said Register's Office.

This is improved property known 2820 Bransford Avenue, Nashville, TN.

Ulyss Paul Reese died on February 20, 2002. Upon the death of Ulyss Paul Reese, his wife, Ardath B. Reese, became the sole owner in fee simple of said property as the survivor of their tenancy by the entireties in said property. Ardath B. Reese died on December 13, 2025. Her will is admitted to probate in the Probate Court of Rutherford County, Tennessee, of record in Will Book 89, page 716, County Clerk's Office of Rutherford County, Tennessee.

The aforesaid Supplemental Needs Trust for Norman David Reese is a trust established in the Last Will and Testament of Ardath Baxter Reese, of record in Will Book 89, page 716, County Clerk's Office of Rutherford County, Tennessee. Larry D. Reese is the current trustee of said trust.

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

This quitclaim deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

WITNESS my hand this the 17, September, 2026.

Larry D. Reese, Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said State of Tennessee, the within named **Larry D. Reese**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the personal representative of the Estate of Ardath Baxter Reese, deceased, the within named bargainor, and that he as such, with the authority to do so, executed the within Quitclaim Deed for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL, this 17 day of September, 2026.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none; this conveyance is made by the personal representative of a decedent's estate for the purpose of implementing a testamentary devise and is exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Affiant

Sworn to and subscribed before me this 17 day of September, 2026.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028