BILL GARRETT, Davidson County
Trans:T20120041372 DEEDQC
Recvd: 06/05/12 14:12 4 pgs
Fees:22.00 Taxes:0.00

20120605-0049016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Carla Renee Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2012

Notary Public

MY COMMISSION EXPIRES: 8/17/15

(AFFIX SEAL)

STEPHEN C. SEXTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLA RENEE POWELL, JENNIFER CAROL BALDWIN and JOHN GREGORY HILL as Life Tenant	**SAME**	**Map 113** **Parcels 26 and 27**
(NAME) **8407 Old Charlotte Pike**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37143**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

John L. Hill died testate on April 5, 2011. **Carla Renee Powell** was named as the Executrix in the Will and was appointed Executrix of the **Estate of John L. Hill** on July 13, 2011 by order of the Probate Court for Davidson County, Tennessee, Docket #11P-826.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the law of the State of Tennessee, **Carla Renee Powell**, as Executrix of the **Estate of John L. Hill**, quitclaims to **Carla Renee Powell, Jennifer Carol Baldwin and John Gregory Hill as life tenant**, all right, title and interest in and to the following described real estate in Nashville, Davidson County, Tennessee:

LEGAL DESCRIPTION ATTACHED – TRACTS 1 AND 2
The description attached are the same as in the previous deed of record.

Being the same property conveyed to JOHN LARRY HILL, by deed of record; instrument number 20001102-0109081 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This is improved (X) property, known as: **8407 Old Charlotte Pike, Pegram, Tennessee 37143.**

EXPRESSLY RESERVING a Life Estate in the above described property as created by **John L. Hill** by Last Will and Testament, Article III, unto **John Gregory Hill**. **John Gregory Hill** shall have full possession and use of the property during the term of **John Gregory Hill's** natural life.

Upon the expiration of **John Gregory Hill's** natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to **Carla Renee Powell and Jennifer Carol Baldwin**.

Witness our hands this 2nd day of May 2012.

Carla Renee Powell
CARLA RENEE POWELL,
EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARLA RENEE POWELL, EXECUTRIX,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, **2012.**

My Commission Expires: 8/17/15

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Tract I

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the south margin of Old Charlotte Pike, also known as and Parcel 27 on Map 113-00 as evidenced in Deed Book 1977, Page 285 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Old Charlotte Pike said iron pin being the northeast corner of the herein described tract and said iron pin being the northwest corner of Green (Parcel 28) as evidenced in Deed Book 4991, Page 48 RODCT, and said iron pin being along the west margin of an unimproved road, thence:

1. leaving the south margin of Old Charlotte Pike, following the line common to Green South 86 degrees 00 minutes 44 seconds West, a distance of 80.39 feet to an iron pin, said iron pin being in the east line of the property herein described and common to Green, thence:

2. continuing along the line common to Green South 38 degrees 17 minutes 17 seconds West a distance of 85.00 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the west line of Green and said iron pin being the northeast corner of Nancy Hill (Parcel 132) as evidenced in Deed Book 10567 Page 307 RODCT, said iron pin also being along the west margin of the same unimproved road, thence:

3. leaving the unimproved road, following the line common to Nancy Hill (Parcel 132) North 64 degrees 25 minutes 46 seconds West a distance of 272.04 feet to an iron pin, said iron pin being the southwest corner of the property herein described and said iron pin being the northwest corner of Nancy Hill (Parcel 132) and said iron pin being along the east line of Tract II (Parcel 26) as evidenced in Deed Book 1541 Page 491, thence:

4. following Tract II (Parcel 26) North 41 degrees 30 minutes 00 seconds East a distance of 258.27 feet to an iron pin, said iron pin being the northwest corner of the property herein described and said iron pin being the northeast corner of Tract II (Parcel 26) and said iron pin being on the south margin of Old Charlotte Pike, thence:

5. leaving the line of Tract II (Parcel 26), following the south margin of Old Charlotte Pike along a curve to the right (said curve having a delta of 44 degrees 49 minutes 50 seconds and said curve having a radius of 96.89 feet and said curve having a chord bearing of South 58 degrees 10 minutes 41 seconds East and a chord length of 73.89 feet) an arc length of 75.81 feet to a point, thence;

6. continuing with the south margin of Old Charlotte Pike South 35 degrees 45 minute 46 seconds East a distance of 220.71 feet to a point, thence

7. continuing with the south margin of Old Charlotte Pike with a curve to the left (said curve having a delta of 02 degrees 10 minutes 24 seconds and said curve having a radius of 675.00 feet and said curve having a chord bearing of South 36 degrees 50 minutes 58 seconds East and a chord length of 25.60 feet, and said curve having an arc length of 25.60 feet) to an iron pin the BEGINNING, containing 1.339 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Tract II

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located in the south margin of Old Charlotte Pike, also known as and Parcel 26 on Map 113-00 as evidenced in Deed Book 1541, Page 491 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Old Charlotte Pike said iron pin being the northeast corner of the property herein described tract and said iron pin being the northwest corner of Tract I (Parcel 27) as evidenced in Deed Book 1977, Page 285 RODCT, thence:

1) leaving the south margin of Charlotte Pike, South 41 degrees 30 minutes 00 seconds West, passing an iron pin at a distance of 258.27 feet, and passing a second iron pin at a distance of 393.27 feet, a total distance of 768.27 feet to an iron pin, said iron pin being a point in the east line of the property herein described and said iron pin being in the west line of Dudash (Parcel 195) as evidenced in Deed Book 8751 Page 367, thence:

2) continuing with the line of Dudash, South 15 degrees 02 minutes 52 seconds West a distance of 437.81 feet to a 24" Beech tree, said Beech tree being in the southeast corner of the property herein described, and said Beech tree being in the west line of Green (Parcel 28) as evidenced in Deed Book 4991 Page 048 RODCT, thence:

3) leaving Green's west line, continuing with Green North 75 degrees 03 minutes 53 seconds West a distance of 86.38 feet to a 30" Beech tree, said Beech tree being the southwest corner of the property herein described and said Beech tree being a point in the western line of Green, and said point also being in the east line of Wofford (parcel 158) as evidenced in Deed Book 8256 Page 925 RODCT, thence:

4) leaving the Green line, and with Wofford's east line and Choate's (Parcel 25) east line North 00 degrees 49 minutes 03 seconds East a distance of 892.70 feet to an iron pin in the south margin of Old Charlotte Pike, said iron pin being the northwest corner of the property herein described and said iron pin being the northeast corner of Choate (Parcel 25) as evidenced in Deed Book 8170 Page 494 RODCT, thence:

5) following the south margin of Old Charlotte Pike North 44 degrees 39 minutes 01 seconds East a distance of 58.01 feet to a point, thence:

6) continuing with the south margin of Old Charlotte Pike with a curve to the right (said curve having a delta of 63 degrees 00 minutes 54 seconds and said curve having a radius of 252.33 feet and said curve having a chord bearing of North 76 degrees 09 minutes 28 seconds East and a chord length of 263.74 feet) an arc length of 277.52 feet to a point, thence;

7) continuing with the south margin of Old Charlotte Pike South 72 degrees 20 minute 05 seconds East a distance of 115.00 feet to a point, thence;

8) continuing with the south margin of Old Charlotte Pike with a curve to the left (said curve having a delta of 29 degrees 59 minutes 02 seconds and said curve having a radius of 305.06 feet and said curve having a chord bearing of South 87 degrees 19 minutes 36 seconds East and a chord length of 157.83 feet) an arc length of 159.64 feet to a point, thence;

9) continuing with the south margin of Old Charlotte Pike North 77 degrees 40 minute 53 seconds East a distance of 95.06 feet to a point, thence

10), continuing with the south margin of Old Charlotte Pike with a curve to the right (said curve having a delta of 21 degrees 43 minutes 31 seconds and said curve having a radius of 96.89 feet and said curve having a chord bearing of North 88 degrees 32 minutes 39 seconds East and a chord length of 36.52 feet) an arc length of 36.74 feet to an iron pin the BEGINNING, containing 7.08 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.