This instrument prepared by:

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Karen Johnson Davidson County
Batch# 211238 DEEDWARR
03/28/2019 01:06:10 PM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20190328-0028125

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DANIEL ALFRED DAVIS, 2580 Shady Hill Road, Lexington, TN 38351 and CHALRES PATRICK DAVIS, 2650 Battle Creek Road, Springfield, TN 37172**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **058.00/065.00**

CO-TRUSTEES' DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS died 06 June 2016, and her Estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson** County, Tennessee, Case No. 16P-1372; and

WHEREAS, MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS, left a paperwriting dated **20 October 2010,** purporting to be her Last Will and Testament and which paperwriting was admitted to probate on 08 September 2016, as her whole and true Last Will and Testament and recorded in the **Seventh** Circuit Court, (Probate Division) **Davidson** County, Tennessee; and

WHEREAS, DANIEL ALFRED DAVIS and CHARLES PATRICK DAVIS are the duly appointed and acting Co-Personal Representatives of the Estate of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS,** deceased, under Letters Testamentary issued 08 September 2016; and

WHEREAS, MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS devised her following described Real Property into a Testamentary Trust incorporated in her Last Will and Testament; and

WHEREAS, DANIEL ALFRED DAVIS and CHARLES PATRICK DAVIS are the duly appointed Co-Trustees of the Testamentary Trust under the Last Will and Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS;**

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **THE MILDRED WOOKROOF DAVIS TESTAMENTARY TRUST,** by and under said Last Will and Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS,** deceased, the undersigned, **DANIEL ALFRED DAVIS and CHARLES PATRICK DAVIS,** Co-Trustees of the Testamentary Trust under the Last Will and Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS,** deceased, hereinafter referred to as Grantors, by these presents hereby transfer and convey to **DANIEL ALFRED DAVIS and CHARLES PATRICK DAVIS,** tenants in common and their heirs and assigns hereinafter referred to as Grantee, that certain tract or parcel of land in **Metropolitan Nashville and Davidson County, Tennessee,** and being more particularly described on **EXHIBITS A and A-1** attached hereto and made a part hereof.

This is **(x) improved** ( ) **unimproved** Real Property located at and known as **4811 and 4815 Drakes Branch Road, Nashville, TN 37218.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **DANIEL ALFED DAVIS and CHARLES PATRICK DAVIS,** tenants in common and their heirs and assigns forever; and Grantors as Personal Representatives but no further or otherwise does covenant with the said Grantees that as Personal Representatives they have a good right to convey the Real Property. Grantors do further covenant and bind themselves as Personal Representatives but no further or otherwise to warrant and forever defend the title to said land during the time they have served as Personal Representatives to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Personal Representative Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors have executed this Personal Representative's Deed on the 19th day of _____ March 2019.

DANIEL ALFRED DAVIS, Co-Trustee of the **Testamentary Trust under the Last Will and Testament of MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS**, deceased.

CHARLES PATRICK DAVIS, Co-Trustee of the **Testamentary Trust under the Last Will and** Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS, deceased.**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **DANIEL ALFRED DAVIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of the Testamentary Trust under the Last Will and Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS**, deceased, the within named Grantor, and that he as such Co-Trustee executed the foregoing Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March 2019.

Emily L Olaf Notary Public

My commission expires: 3-7-23

EMILY L OLAF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **CHARLES PATRICK DAVIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of the Testamentary Trust under the Last Will and Testament of **MILDRED WOODROOF DAVIS a/k/a MILDRED DAVIS**, deceased, the within named Grantor, and that he as such Co-Trustee executed the foregoing Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March 2019.

Emily L Olaf Notary Public

My commission expires: 3-7-23

EMILY L OLAF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is **$700,000.00**

Affiant

Subscribed and sworn to before me
this 19th day of March 2019.

Emily L Olaf Notary Public

My commission expires 3-7-23

EMILY L OLAF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A

Drakes Branch Road
Nashville, Davidson County,
Tennessee 37218

Map/Parcel Nos. 058.00/065.00 part of

Being Tract No. 3 on a boundary survey dated 03/07/2016, by Steven D. Delle, Tennessee Registered Land Surveyor No. 1710, Delle Land Surveying, 407 Nesbitt Lane, Madison, Tennessee 37115, and being more particularly described as follows, to wit:

Deed Description
Drakes Branch Road Tract 3

Beginning at an iron rod in the westerly right of way of Drakes Branch Road in the southeast corner of Tract 2, said point being the northeastern corner of the herein described tract;

Thence, with said right of way, with a curve to the left having a Delta Angle of 08 degrees 10 minutes 47 seconds, a Radius of 1440.34 feet, a Length of 205.63 feet, a Chord Bearing of South 16 degrees 53 minutes 04 seconds West, and a Distance of 205.46 feet to an iron rod.

Thence, South 12 degrees 47 minutes 40 seconds West, 426.18 feet to an iron rod;

Thence, with a curve to the left having a Delta Angle of 13 degrees 11 minutes 26 seconds, a Radius of 500.94 feet, a Length of 115.33 feet, a Chord Bearing of South 06 degrees 11 minutes 57 seconds West, and a Distance of 115.07 feet to an iron rod, Kathryn Carter's northeastern corner as described in Deed Book 10359 Page 153 RODC;

Thence, leaving said right of way, with Carter's north line, being fence, North 85 degrees 05 minutes 58 seconds West, 471.90 feet to an iron rod.

Thence, with fence, South 08 degrees 35 minutes 02 seconds West, 47.46 feet to an iron rod;

Thence, with fence, North 83 degrees 54 minutes 28 seconds West, 1358.79 feet to an iron rod;

Thence, with fence, North 05 degrees 25 minutes 05 seconds East, 713.79 feet to an iron rod;

Thence, with fence, North 06 degrees 24 minutes 06 seconds East, 198.21 feet to an iron rod at the northwest corner of Tract 2;

Thence, with a new line, being the south line of Tract 2, South 88 degrees 08 minutes 42 seconds East, 1469.81 feet to an iron rod;

Thence, South 58 degrees 09 minutes 21 seconds West, 513.62feet to the point of beginning and containing 40.356 acres.

EXHIBIT A-1

Being a portion of the Real Property conveyed to Gloria Dean Luttrell and Annie Mildred Davis, a one-third (1/3) undivided interest each, and Gloria Dean Luttrell and Annie Mildred Davis as Co-Trustees for Bertha Helen Woodruff, a one-third (1/3rd) undivided interest by Deed from Hettie Woodruff, a widow, and recorded in Book 4200, page 983, Register's Office for Davidson County, Tennessee.

The said Bertha Helen Woodruff died 16 December 2000, intestate and without issue and leaving as her only heirs at law Gloria Dean (Woodruff) Luttrell and Annie Mildred Woodruff Davis.

The said Gloria Dean Luttrell, being one and the same person as Gloria Woodruff Luttrell, died 01 February 2015, leaving a paperwriting dated 18 March 2011, which paperwriting was admitted to probate on 12 March 2015, in the Seventh Circuit Court, (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 15P-0358. In said Last Will and Testament admitted to probate, the deceased, Ms. Luttrell, devised her interest in the said Real Property to her son, R. David Luttrell, and her daughter, Dina L. (Luttrell) Gordon, in equal shares, tenants in common.

And being the same property conveyed to Annie Mildred Woodroof Davis by Deed from R. David Luttrell and shown of record as Instrument No. 20160601-0054865, Register's Office for Davidson County, Tennessee, and by Deed from Dina L. (Luttrell) Gordon and shown of record as Instrument No. 20160601-0054866, Register's Office for Davidson County, Tennessee.

Annie Mildred Woodroof Davis, Mildred Woodruff Davis and Mildred W. Davis and Mildred Davis are one and the same person.

Mildred Woodruff Davis a/k/a Mildred Davis died 06 June 2016, leaving a paperwriting dated 20 October 2010, purporting to be her Last Will and Testament. This Las Will and Testament was admitted to probate in the Seventh Circuit Court (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, on 08 September 2016, Case No. 16P-1372.

Mildred Woodroof Davis devised the within described Real Property into a Testamentary Trust incorporated in her Last Will and Testament and named Daniel Alfred Davis and Charles Patrick Davis as Co-Trustees.

Being the same Real Property conveyed to Daniel Alfred Davis and Charles Patrick Davis, Co-Trustees of the Testamentary Trust under the Last Will and Testament of Mildred Woodroof Davis a/k/a Mildred Davis as shown in Instrument No. 20190328-0028124 Register's Office for Metropolitan Nashville and Davidson County, Tennessee.

This conveyance is subject to easements for the flow of any unnamed body of water crossing said Real Property and ingress and egress to Drake's Graveyard and any other unnamed graveyard.