THIS INSTRUMENT PREPARED BY:

JOE F. FOWLKES
ATTORNEY AT LAW
PULASKI, TENNESSEE

Karen Johnson Davidson County
Batch# 222057 DEEDQC
04/25/2019 01:37:42 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190425-0038217

**JOE F. FOWLKES, EXECUTOR OF THE ESTATE OF CHARLES L. SMITH**

**TO.....QUITCLAIM DEED**

**BRENT GARRISON SMITH**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, Joe F. Fowlkes, as Executor of the Estate of Charles L. Smith, do hereby convey and quitclaim to Brent Garrison Smith, his heirs and assigns, the following described real estate:

Certain tracts or parcels of land located in Davidson County, Tennessee, and more particularly described as follows:

**TRACT NO. 1**:

Lot No. 313 on the Plan of Cherokee Hills, Section 3, of record in Plat Book 3500, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Map 148-03 Parcel 53

Said property is subject to restrictions of record in Book 3703, page 311, Register's Office, Davidson County, Tennessee.

Property Address: 1525 Antioch Pike, Antioch, TN 37013

**TRACT NO. 2**:

BEING Lot No. 7 on the Plan of Brook View Estates, Section 1, a plat of which is of record in Book 4460, page 103, Register's Office, Davidson County, Tennessee.

Map 162-10 Parcel 7

Said property is subject to restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee.

Property Address: 624 Benzing Road, Antioch, TN 37013

**TRACT NO. 3**:

BEING Lot No. 5 on the Plan of Brook View Estates, Section 1, a plat of which is of

record in Book 4460, page 103, Register's Office, Davidson County, Tennessee.

Map 162-10 Parcel 5

Said property is subject to any and all existing easements, building setback lines, and restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee.

Property Address: 624 Benzing Road, Antioch, TN 37013

**TRACT NO. 4**:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Terragon Trails, Section 1, of record in Book 4860, page 61, Register's Office, Davidson County, Tennessee.

Said Lot No. 126 fronts 60.0 feet on the northeasterly margin of Barclay Square Drive and extends back between parallel lines 140.0 feet to a dead line.

Map 149-5 Parcel 106

Said property is subject to all restrictions, easements and the plats as of record in Register's Office for said County.

Property Address: 4916 Barclay Square Drive, Antioch, TN 37013

**TRACT NO. 5**:

BEING Lot No. 71 on the Plat of Cedarwood Estates, Section 2, of record in Plat Book 4860, page 58, Register's Office, Davidson County, Tennessee.

Said Lot No. 71 fronts 103.69 feet on the northerly cul-de-sac of Cedarcreek Court and extends back 133.72 feet on the westerly line and 134.11 feet on the easterly line to a line on the rear which is a broken line on which it measures 111.72 feet.

Map 162-13 Parcel 80

Property Address: 104 Cedarcreek Court, Nashville, TN 37211

**TRACT NO. 6**:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Monte Carlo, Section Two-A, as of record in Book 4955, page 45, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Map 162-13-0 Parcel 124.00

Property Address: 400 Cedarmont Drive, Nashville, TN 37211

**TRACT NO. 7**:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Greenwood Hills, Section 2, as of record in Book 4955, page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 99.83 feet on the westerly side of Dawn Drive and extends back 156.83 feet on the northerly line and 94 feet on the southerly line to a dead line measuring 87.09 feet thereon.

Map 133-12 Parcel 181

Said property is subject to the Plan of record in Book 4955, page 31, Register's Office, Davidson County, Tennessee; Restrictive Covenants of record in Book 5071, page 50, said Register's Office, and to all applicable local government planning, building and zoning regulations.

Property Address: 405 Dawn Drive, Nashville, TN 37211

**TRACT NO. 8**:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Map 162-3 Parcel 202

Subject to restrictions of record in Book 4564, page 724, Register's Office, Davidson County, Tennessee.

Property Address: 120 Karen Ray Court, Antioch, TN 37013

**TRACT NO. 9**:

Being Lot No. 38 on the Plan of Beverly Heights, Section 4, of record in Book 5200, page 263, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Map 147-08 Parcel 213

Property Address: 100 Lane Wood Court, Nashville, TN 37211

**TRACT NO. 10**:

Land in Davidson County, Tennessee, being Lot No. 432, on the plan of Whispering Hills, Section II-C, as of record in Book 2663, page 67, Register's Office, Davidson County, Tennessee.

Said Lot No. 432 fronts 85 feet on the northeasterly side of Leeanne Drive and extends back 184.3 feet o the southeasterly line and 190.2 feet on the northwesterly line to a rear line, measuring 61.2 feet thereon.

Map 147-11 Parcel 59

Said property is subject to all restrictions, easements and plats of record in Register's Office, Davidson County, Tennessee.

Property Address: 514 Leeanne Drive, Nashville, TN 37211

**TRACT NO. 11**:

Being Lot No. 135 on the Plan of Haywood Hills, Section 3, which is of record in Book 4460, pages 164 and 165, Register's Office, Davidson County, Tennessee.

Map 162-3 Parcel 319

Property Address: 724 Muskogean Court, Antioch, TN 37013

**TRACT NO. 12**:

Land in Davidson County, Tennessee, being Lot No. 151, on the plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office, Davidson County, Tennessee.

Said Lot No. 151 fronts 130.83 feet on the easterly margin of Miners Cove and extends back 135.10 feet on the northerly line, which is a Broken line, and 138.01 feet on the southeasterly line to a point of intersection.

Map 149-9 Parcel 196

Property Address: 4705 Miners Cove, Antioch, TN 37013

**TRACT NO. 13**:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Apache Hills, Section Five, Part Two, as of record in Book 5050, page 39, Register's Office, Davidson County, Tennessee.

Said Lot No. 35 fronts 49.51 feet on the southerly margin of Navaho Circle and extends back 111.25 feet on the northeasterly line and 107.35 feet on the southwesterly line, to a dead line in the rear, measuring 123.66 feet thereon.

Map 148-15 Parcel 123

Property Address: 4509 Navaho Circle, Nashville, TN 37211

**TRACT NO. 14**:

BEING Lot No. 5 on the Plan of Bess Estates, Section 1, which is of record in Book 4460, page 154, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 73.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 137.00 feet to a dead line.

Map 162-6 Parcel 321

Subject to restrictions of record in Book 4679, page 64 and Book 4935, page 295, Register's Office, Davidson County, Tennessee, and any existing easements of record.

Property Address: 155 Old Tusculum Road, Antioch, TN 37013

**TRACT NO. 15**:

BEING Lot No. 57 on the Plan of Fair Oaks Subdivision, Section 1, which is of record in Book 4175, pages 42 and 43, Register's Office, Davidson County, Tennessee.

Said Lot No. 57 fronts 77.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 130.00 feet to a dead line near the rear.

Map 162-6 Parcel 37

Subject to restrictions of record in Book 4475, page 863 and amended in Book 4289, page 198, Register's Office, Davidson County, Tennessee.

Property Address: 213 Old Tusculum Road, Antioch, TN 37013

**TRACT NO. 16**:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Revised Plat of Haywood Forest of record in Plat Book 5200, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 50.87 feet on the east margin of Panamint Drive and extends back 127.90 feet on the north line, and 127.45 feet on the south line, to a line on the rear on which is measures 70.38 feet.

Map 148-15 Parcel 157

Property Address: 320 Panamint Drive, Antioch, TN 37013

**TRACT NO. 17**:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Revised Plat of Haywood Forest of record in Plat Book 5200, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 77.98 feet on the westerly margin of Panamint Drive and extends back 141.85 feet on the southerly line, and 133.00 feet on the northerly line to a line on the rear on which is measures 27.66 feet.

Map 148-15 Parcel 164

Said property is subject to restrictive covenants and easements of record in Book 5120, page 742, Register's Office, Davidson County, Tennessee.

Property Address: 321 Panamint Drive, Antioch, TN 37013

**TRACT NO. 18**:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Apache Hills, Section 6, of record in Book 5200, page 173, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Map 148-15 Parcel 250

Property Address: 4538 Packard Drive, Nashville, TN 37211

**TRACT NO. 19**:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office, Davidson County, Tennessee.

Said Lot No. 61 fronts 65 feet on the westerly side of Syfert Lane and runs back 194.85 feet on the northerly line and 337.8 feet on the southerly line to a line in the rear on which it measures 182.85 feet.

Map 148-6 Parcel 57

Subject to restrictions of record in Book 2706, page 329, Register's Office, Davidson County, Tennessee.

Property Address: 3817 Syfert Lane, Nashville, TN 37211

**TRACT NO. 20**:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 66.15 feet on the northwesterly margin of Terragon Trail and extends back between parallel lines 130.00 feet to a dead line, in the rear.

Map 149-5 Parcel 156

Subject to any and all existing easements and restrictions of record, including, restrictive covenants contained in an instrument of record in Book 5179, page 214, Register's Office, Davidson County, Tennessee and the Plan of record in Plat Book 5200, page 18, said Register's Office.

Property Address: 4756 Terragon Trail, Antioch, TN 37013

**TRACT NO. 21**:

Being Lot No. 100 on the Map of Whispering Hills Subdivision, which is of record in Book 2331, page 83, Register's Office, Davidson County, Tennessee.

Map 147-15 Parcel 48

Subject to restrictions of record in Book 2481, page 499, Register's Office, Davidson County, Tennessee.

Property Address: 551 Watsonwood Drive, Nashville, TN 37211

**TRACT NO. 22**:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a 3.20, more or less, are tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee; said tract further described as being tract No. 2 of the Willie W. Amos Property as of record in Book 4955, Page 123, Register's Office of Davidson County, Tennessee. BEGINNING at a point lying on the southerly margin of Barnes Road, said point further described as being the most northerly corner of the Donald F. Gadsey Property as of record in Book 4057, Page 618, Register's Office of Davidson County, Tennessee; thence leaving Barnes Road and running with the northwesterly line of the said Donald F. Gadsey Property south 40° 00' West a distance of 820.53 ft, more or less, to a point lying on the northerly line of the George

Albright Property as of record in Book 1309, Page 41, Register's Office of Davidson County, Tennessee; thence leaving the said line of Donald F. Gadsey and running with the said northerly line of George Albright North 85° 12' 46" west a distance of 148.58 ft., more or less, to the common rear corner of tract No. 2 and 3 of the Willie W. Amos property as of record in Book 4955, Page 123, Register's Office of Davidson County, Tennessee; thence leaving the said northerly line of George Albright and running with the common line of Tracts No. 2 and 3 north 35° 20' 07" a distance of 934.32 feet, more or less, to the southerly margin of Barnes Road; thence leaving the said common line of tracts No. 2 and 3 and running with the said southerly margin of Barnes Road in a southeasterly direction around a curve, having a radius of 549.51 ft., more or less, to the left a distance of 183.4 ft. to a point; thence south 51° 32' 44" east a distance of 16.6 ft., more or less, the point of beginning, containing 3.20 more or less acres.

Tracts Nos. 1 through 22 are a portion of the property conveyed to Charles L. Smith by deed of record in Instrument # 20111025-0083066, Register's Office, Davidson County, Tennessee. Tract No. 23 was conveyed to Charles L. Smith by deed appearing in Book 8322, page 357, Register's Office, Davidson County, Tennessee. The said Charles L. Smith died on December 4, 2018 and his Last Will and Testament was admitted to probate in Davidson County, Tennessee on January 10, 2019 (Docket No. 18P2084). Said Last Will and Testament authorizes Joe F. Fowlkes as Executor to make this conveyance to Brent Garrison Smith.

THIS THE 22nd DAY OF APRIL, 2019.

ESTATE OF CHARLES L. SMITH

By: Joe F. Fowlkes
JOE F. FOWLKES, EXECUTOR

STATE OF TENNESSEE
COUNTY OF GILES

On this 22 day of April, 2019, before me personally appeared JOE F. FOWLKES, Executor of the Estate of Charles L. Smith, 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.

DORIS J. HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
GILES COUNTY

Doris J. Holt
STATE NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-19-21

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the foregoing instrument is a Quitclaim Deed which is exempt from Item "S" taxation under the provisions of Tennessee Law.

Joe F. Fowlkes
AFFIANT

SUBSCRIBED AND SWORN to before me this the 22nd day of April, 2019.

DORIS J. HOLT
STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Doris J Holt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-19-21

NAME AND ADDRESS OF
PROPERTY OWNER:

Brent Garrison Smith
3064 Hidden Creek Drive
Antioch, TN 37013

Send tax bills to:

Brent Garrison Smith
P.O. Box 110152
Nashville, TN 37222