This instrument prepared by:

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Karen Johnson Davidson County
Batch# 276150 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190823-0085221

STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2019.

Notary Public MY COMMISSION EXPIRES: June 21, 2022

SAM E. WALLACE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address New Owner(s) as follows: **Daniel Alfred Davis and Charles Patrick Davis**

Name and Address of the person or entity responsible for payment of real property taxes: **Charles Patrick Davis, 4811 Drakes Branch Road, Nashville, TN 37218**

Map/Parcel Nos. 58-56.00

QUITCLAIM DEED

For and in consideration of the sum of TEN **($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt, value and adequacy of which are hereby acknowledged, I, **R. David Luttrell**, hereinafter referred to as Grantor, have and hereby convey, transfer, remise, release, relinquish and quitclaim to **Daniel Alfred Davis and Charles Patrick Davis in equal shares as Tenants in Common,** their heirs and assigns, hereinafter referred as Grantees, all of my right, title and interest in and to my **one-fourth (1/4th)** undivided interest, in and to a certain tract or parcel of Real Property in **Davidson** County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Drakes Branch Road Tract I on a boundary survey dated 03/07/2016 by Steven D. Delle, Tennessee Registered Land Surveyor No. 1710, Delle Land Surveying Company, 408 Nesbitt Lane, Madison, Tennessee, described as follows, to wit: Beginning at a concrete monument in the westerly right of way of Drakes Branch Road and in

the northerly right of way of Briley Parkway, said point being the southeastern corner of the herein described tract; Thence, with the right of way of Briley Parkway for the next 7 calls, being fenced, North 85 degrees 45 minutes 45 seconds West, 337.21 feet to an iron rod; Thence, North 83 degrees 14 minutes 20 seconds West, 365.11 feet to a concrete monument; Thence, South 77 degrees 13 minutes 24 seconds West, 155.12 feet to a concrete monument; Thence, North 86 degrees 28 minutes 09 seconds West, 251.51 feet to a concrete monument; Thence, North 89 degrees 11 minutes 11 seconds west, 500.155 feet to a concrete monument; Thence, South 83 degrees 33 minutes 36 seconds West, 402.91 feet to a concrete monument; Thence, North 88 degrees 25 minutes 43 seconds West, 501.55 feet to a concrete monument; Thence, South 62 degrees 41 minutes 34 seconds West, 43.545 feet to an iron rod in a fence line, James Flower's southeastern corner as described in Instrument No. 20140702-0058032, RODC; Thence, with fence, North 47 degrees 10 minutes 40 seconds West, 114.04 feet to an iron rod set; Thence, with fence, North 57 degrees 57 minutes 46 seconds West, 170.52 feet to an 18" Oak; Thence, with fence, North 59 degrees 47 minutes 29 seconds West, 220.42 feet to a painted twin Hackberry; Thence, with fence, North 69 degrees 38 minutes 38 seconds West, 194.76 feet to an iron rod set; Thence, with fence, North 72 degrees 44 minutes 34 seconds West, 90.34 feet to an 18" Hackberry; Thence, with fence, North 57 degrees 54 minutes 29 seconds West, 101.81 feet to a 16" Oak; Thence, with fence, North 47 degrees 37 minutes 10 seconds West, 297.65 feet to an iron rod set; Warranty Deed Thence, with fence, North 35 degrees 03 minutes 26 seconds West, 85.9 feet to an iron rod set; Thence, with fence, North 46 degrees 17 minutes 26 seconds West, 301.00 feet to an iron rod found; Thence, with fence, North 40 degrees 58 minutes 34 seconds West, 133.71 feet to an iron rod found; Thence, with fence, North 32 degrees 44 minutes 21 seconds West, 156.49 feet to an iron rod found "Hart"; Thence, with fence, North 19 degrees 51 minutes 46 seconds West, 61.93 feet to an iron rod found "Hart"; Thence, with fence, North 14 degrees 40 minutes 36 seconds West, 208.17 feet to an iron rod found "Hart"; Thence, with fence, North 09 degrees 53 minutes 35 seconds West, 58.67 feet to an iron rod found "Hart"; Thence, with fence, North 02 degrees 16 minutes 26 seconds West, 317.94 feet to an iron rod found "Hart"; Thence, with fence, North 05 degrees 52 minutes 34 seconds West, 114.35 feet to an iron rod found "Hart"; Thence, with fence, North 14 degrees 40 minutes 36 seconds West, 208.17 feet to an iron rod found "Hart"; Thence, with fence, North 04 degrees 04 minutes 52 seconds East, 72.84 feet to an iron rod found "Hart"; Thence, with fence, North 37 degrees 36 minutes 06 seconds East, 175.94 feet to an iron rod found "Hart"; Thence, with fence, North 49 degrees 31 minutes 09 seconds East, 80.87 feet to an iron rod found "Hart"; Thence, with fence, North 57 degrees 20 minutes 12 seconds East, 166.35 feet to an iron rod found "Hart"; Thence, with fence, North 75 degrees 58 minutes 33 seconds East, 180.92 feet to an iron rod found "Hart"; Thence, with fence, North 68 degrees 11 minutes 10 seconds East, 115.81 feet to an iron rod set; Thence, with fence, North 46 degrees 33 minutes 04 seconds East, 159.47 feet to an iron rod found "Hart"; Thence, with fence, North 51 degrees 23 minutes 20 seconds East, 100.74 feet to an iron rod found "Hart"; Thence, with fence, North 41degrees 09 minutes 45 seconds East, 313.24 feet to an iron rod found "Hart"; Thence, with fence, North 49 degrees 09 minutes 16 seconds East, 167.86 feet to an iron rod found "Hart"; Thence, with fence, North 55 degrees 16 minutes 30 seconds East, 185.14 feet to an iron rod found "Hart"; Thence, with fence, North 23 degrees 51 minutes 05 seconds East, 203.94 feet to a 30" Oak; Thence, with fence, North 02 degrees 50 minutes 46 seconds East, 20.23 feet to a 16" Hickory; Thence, with fence, North 02 degrees 31 minutes 09 seconds West, 348.76 feet to an iron rod found "Hart"; Thence, with fence, North 00 degrees 48 minutes 32 seconds West, 132.45 feet to an iron rod found in a 16"

Hackberry; Thence, with fence, North 03 degrees 35 minutes 07 seconds East, 536.65 feet to a concrete monument at the northeast corner of the Charles Tambellini property as described in Instrument No. 20120327-0025929, RODC and in the south line of the Cindy Comer property as described in Deed Book 9312, Page 520, RODC; Thence, with Comer's south line, generally 10 feet or so, south of a fence, South 83 degrees 33 minutes 55 seconds East, 922.82 feet to an iron rod set at a fence corner; Thence, with fence, South 04 degrees 08 minutes 20 seconds West, 535.76 feet to an iron rod found; Thence, with fence, South 08 degrees 33 minutes 09 seconds West, 688.00 feet to an iron rod set; Thence, with fence, South 10 degrees 38 minutes 08 seconds West, 284.68 feet to an iron rod set; Thence, with fence, South 04 degrees 52 minutes 18 seconds West, 191.32 feet to an iron rod set at a fence corner post Robert McEwen's southwestern corner as described in Instrument No. 20090918-0087270, RODC; Thence, South 79 degrees 51 minutes 37 seconds East, 483.38 feet to an iron rod found; Thence, South 79 degrees 42 minutes 16 seconds East, 838.35 feet to an iron rod set at a fence corner post; Thence, with fence, South 07 degrees 42 minutes 34 seconds West, 423.12 feet to an iron rod set; Thence, with fence South 02 degrees 44 minutes 33 seconds West, 218.53 feet to an iron rod set; Warranty Deed Thence, with fence, South 05 degrees 47 minutes 43 seconds West, 949.56 feet to an iron rod found at the northwest corner of the Janet Carr property as described in Instrument No. 20120905-0080365, RODC; Thence, with Carr's lines, being fence, South 05 degrees 47 minutes 56 seconds West, 279.78 feet to an iron rod found; Thence, with fence, South 82 degrees 37 minutes 39 seconds East, 929.19 feet to an iron rod found in the westerly right of way of Drakes Branch Road; Thence, with a curve to the left having a Delta Angle of 14 degrees 00 minutes 44 seconds, a Radius of 736.20 feet, an Arc Length of 180.04 feet, a Chord Bearing of South 10 degrees 25 minutes 58 seconds West, and a distance of 179.595 feet to the point of beginning and containing 195.817 acres.

This is **unimproved** real property located and known as 4855 Drakes Branch Road, Nashville, TN 37218 and further described in Map 58, Parcel 56.00,

And said Real Property 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 Woodroff, a one-third (1/3rd) undivided interest by Deed from Hettie Woodroff, a widow, and recorded in Book 4200, page 983, Register's Office for Davidson County, Tennessee.

The said Gloria Dean Luttrell, being one and the same person as Gloria Woodroff Luttrell, died 01 February 2015, leaving a paperwriting dated 18 March 2011, which paperwriting was admitted to probate on 12 March 2015, in 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.

The said Annie Woodroof Davis, being one and the same person as Mildred Woodroof Davis and Mildred W. Davis, died testate, having left a paperwriting

Last Will and Testament dated October 20, 2010, on June 6, 2016 and whose Probate Estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, under Docket No. 16P-1372. Per the Last Will and Testament of Mildred Woodroof, her interest in the herein described property was devised to Daniel Alfred Davis and Charles Patrick Davis in equal shares as tenants in common

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 Estate of said Bertha Helen Woodroof was admitted to probate in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee under Docket No. 01P-348 on February 28, 2001.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of August 2019.

R. David Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sam E. Wallace, a Notary Public in and for the State and County aforesaid, the within named grantor R. David Luttrell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August 2019.

SAM E. WALLACE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My commission expires: June 21, 2022