FROM: **BRIAN A. TATUM and WILLIAM R. TATUM, Personal Representatives for the Estate of EDNA MAE TATUM, deceased.**

TO: **BRIAN A. TATUM, WILLIAM R. TATUM and KENNETH E. TATUM**

The Estate of: **EDNA TATUM, DECEASED**

Karen Johnson Davidson County
Batch# 446681 DEEDQC
07/30/2020 09:38:33 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200730-0083930

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR & EVANS
The Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Anderson

The actual consideration or value, whichever is greater, for this transfer is $-0-

Brian A. Tatum
AFFIANT

Sworn to and subscribed before me this the 16th day of July, 2020

Cynthia Miller
NOTARY PUBLIC

CYNTHIA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES JANUARY 29, 2022

ADDRESS NEW OWNER:
BRIAN A. TATUM
123 Mockingbird Lane
Oak Ridge, TN 37830
and
WILLIAM R. TATUM
325 Franklin Road
Gallatin, TN 37066
and
KENNETH E. TATUM
200 Yorktown Drive
Tullahoma, TN 37388

SEND TAX BILLS TO:
Brian Tatum
123 Mockingbird Lane
Oak Ridge, TN 37830

MAP/PARCEL NO.:
Map 75 Par 54.2 54.3

KNOW ALL MEN BY THESE PRESENTS that **BRIAN A. TATUM AND WILLIAM R. TATUM**, the Personal Representatives for the **Estate of EDNA MAE TATUM**, for and in consideration of the sum of **Zero Dollars ($0)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of **EDNA MAE TATUM**, the Decedent's Will having been duly admitted to Probate in **Davidson County, Tennessee**, on **February 7, 2020**, under **Docket No. 20P-283**, have bargained and sold and hereby remise, release and forever quitclaim to **Brian A. Tatum, William R. Tatum, and Kenneth E. Tatum** as tenants in common, pursuant to the Last Will and Testament of Edna Mae Tatum duly probated in the Davidson County Probate Court under **Docket No. 20P-283**. Her husband, **FRANK TATUM** having passed away on January 30, 1998 with his Last Will and Testament filed but unprobated with the Probate court clerk since all real property was held as tenants by entirety. The following described tract or parcel of land, to wit:

> BEING Two tracts of land in the 4th Civil District of Davidson County, described according to a survey made by Hickerson and Hickerson, Engineers, October 5, 1964, as follows:
>
> TRACT NO 1: Beginning at an iron pin on the easterly margin of Old Hickory Boulevard south 4° 50' east 309.2 feet and southeasterly 136.8 feet from the intersection of the easterly margin of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker by deed from F. G. Baker et al, of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1283.78 feet southeastwardly 250 feet to an iron pin; thence north 67° 35' east 639.3 feet to an old established wire fence; thence with same north 19° 08' west 160 feet an iron pin; thence south 75° 37' west 629.5 feet to the beginning, containing 3 acres, more or less.
>
> TRACT NO 2: Beginning at an iron pin at the intersection of the easterly margin of Old Hickory Boulevard and Stoners Creek being the southwest corner of the property conveyed to Robert E. Baker and wife, Anne S. Baker, by deed from Thelma Charlton Baker, et al, of record in Book 3824, page 21, Register's Office for said County; thence with the center of said Creek north 34° 17' east 65.5 feet, north 21° 43' east 288 feet; north 57° 33'

east 328.7 feet to an iron pin; thence with an old established wire fence north 19° 08' west 101.8 feet to an iron pin; thence south 67° 35' west 639.3 feet to an iron pin on the easterly margin of said Boulevard; thence with same around a curve having a radius of 1283.78 feet. southeastwardly 103.9 feet to a monument; thence south 63° 20' east 10 feet to a monument at the beginning of a curve having a radius of 1273.78 feet; thence around said curve in a southeasterly direction 94.9 feet and continuing with the easterly margin of said Boulevard south 31° east 200.2 feet to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to Frank Tatum and wife, Edna Mae Tatum by Deed from Jimmy Grey Sanders and wife, Mary G. Sanders, Deed Book 4080, page 551, 552, and 553, Notebook 115 page 384 of record in the Register's office for Davidson County, Tennessee.

This conveyance is made subject to:
Restrictive covenants contained in instrument recorded in Book 3827, Page 810 Register's Office for Davidson County, Tennessee.

This is the same description as in previous Deed of record.

For the express purpose of carrying out the intent of this conveyance, as above set out, we, Brian A. Tatum and William R. Tatum, Personal Representatives of the Estate of Edna Mae Tatum, do hereby Quitclaim and convey all of our interest unto the said Brian A. Tatum, William R. Tatum, and Kenneth E. Tatum, as tenants in common, their heirs and assigns, and we, Brian A. Tatum and William R. Tatum, Personal Representatives of the Estate of Edna Mae Tatum, covenant with the Grantee that the same is conveyed subject to the limitations and restrictions as may affect the premises. Whenever used, the singular shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of July, 2020.

BRIAN ALAN TATUM
Personal Representative of the Estate of
EDNA MAE TATUM

STATE OF TENNESSEE)
COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brian A. Tatum, Personal Representative of the Estate of Edna Mae Tatum, the bargainor, with whom I am personally acquainted, (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 at Nashville, Tennessee, on this the 16th day of June, 2020.

CYNTHIA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES
JANUARY 29, 2022

My Commission Expires:

WILLIAM RANDALL TATUM
Personal Representative of the Estate of
EDNA MAE TATUM

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William R. Tatum, Personal Representative of the Estate of Edna Mae Tatum, the bargainor, with whom I am personally acquainted, (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 at Nashville, Tennessee, on this the 24th day of June, 2020.

SUMNER COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARIA

NOTARY PUBLIC

My Commission Expires: 12/23/2020