THIS INSTRUMENT PREPARED BY: **JAMES V. MONDELLI, ESQ.**
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Danny W. Hargrove, Jr.	SAME	Map/Parcel: 36/59 (Davidson Co).
5601 Higdon Road		Map/Parcel: 53/34.01 (Cheatham Co.)
Joelton, TN 37080		

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 234200 Instrument #: 210938
Rec'd: 20.00 Recorded
State: 0.00 10/21/2020 at 10:46 AM
Clerk: 0.00 in Record Book
Other: 2.00 571
Total: 22.00 PGS 2418-2421

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ten and 00/100 ($10.00) Dollars.

Sworn to and subscribed before me, this 19th day of October, 2020.

Karen Johnson Davidson County
Batch# 499963 DEEDQC
10/21/2020 01:01:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201021-0122466

KAREN BURNETTE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/3/21

KNOW ALL MEN BY THESE PRESENTS that I, **DANNY HARGROVE,** Executor for the **ESTATE OF ROB BEATTY**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the state of Tennessee, the **ESTATE OF ROB BEATTY**, was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bearing docket number 20P-218 on August 21, 2020. **DANNY HARGROVE** was named Executor of the **ESTATE OF ROB BEATTY**. (See Letters Testamentary attached hereto). For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand, the receipt of which is hereby acknowledged, **DANNY HARGROVE,**

Executor for the **ESTATE OF ROB BETTY**, has bargained and sold and hereby conveys, remises, releases and forever quitclaims all of his interest to, **DANNY W. HARGROVE, JR.,** individually as a single person, and all of his heirs and assigns all his right, title and interest in and to a certain tract of land in the 2nd Civil District of Cheatham County, Tennessee, and a portion in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the NE corner where Arrington property joins Higdon Road in the west margin of Higdon thence west with said margin S 35° W (100.0 ft.) To an ion pin at a driveway; thence leaving said margin, run S 71° W (75.0 ft.) To an iron pin with right of ingress and egress over existing driveway; thence N 77° W (300.0 ft.) to an iron pin; thence N 83° 48' W (1751.5 ft.) to an iron pin; thence S 42° W (275.0 ft.) to an iron pin; thence N 09° 50' W (306.0 ft.) to an iron pen; thence N 63° 15' E (41.0 ft.) to a nail in a small waterfall at the intersection of branches; thence along center of branch N 58° E (269.0 ft.) to a nail in the center of branch; thence N 36° E (75.0 ft.) to a point in the center of branch near 15" beech on south bank; thence N 56° E (306.0 ft.) to a nail in large crooked root on east side of branch; thence N 37° E (207.0 ft.) to a point in branch across from an 8" beech; thence N 63° 15' E (196.0 ft.) to a nail in enter of branch; thence N 79° E (98.5 ft.) to a point in the center of branch marked by beech trees on the north and south side of branch; thence N 72° E (236.0 ft.) to a nail in centerline of branch; thence S 87° E (120.0 ft.) to a hole in rock in creek bed near beech tree; thence N 78° E (156.0 ft.) to a nail in centerline of creek near large hickory tree; thence N 48° E (79.5 ft.) to a nail in centerline of branch; thence S 73° E (297.0 ft.) to an iron pin on south edge of branch; thence leave said branch and run S 16° W (647.0 ft.) to an iron pin; thence S 64° 30' E (868.0 ft.) to the point of beginning, containing 31.08 acres, more or less.

Being the same property conveyed to Robert A. Beatty and wife, Marion N. Beatty by deed from James R. Arrington and wife, Margaret L. Arrington, of record in as recorded in Book No. 5270, Page 355, Register's Office for Davidson County, Tennessee; and of record in Book No. 193, Page 486, Register's Office for Cheatham County, Tennessee, and as further referenced as "Beatty Acres" as shown on a plat of record in Plat Book 5, Page No. 3, Register's Office for Cheatham County, Tennessee. Robert A. Beatty and Marion N. Beatty were married at the time of her death on May 4, 2014, and the property then vested in Robert A. Beatty as surviving tenant by the entirety. Robert A. Beatty having since died testate on November 26, 2019, devising the subject property to Danny Hargrove.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PARCEL OF PROPERTY:

Being a tract of land lying west of Higdon Road, as shown on Property Map 53, Assessor's Office, and lying wholly within the 2nd Civil District of Cheatham County, Tennessee, bounded in general by Sallie Elizabeth Burns and Douglas Pack on the East; Robert A. Beatty remainder on the South and West; Joseph Edward Clark on the North, more particularly described as follows:

Beginning at an existing iron pin, the southwest corner of Sallie Elizabeth Burns (ref. Book 187, page 894, R.O.C.C.) located N 63° 48' 28" W 883.54' from the center of Higdon Road, thence with 5 new lines; N 54° 15' 29" W 32.30' to an iron pin set; thence N 01° 06' 42" E 47.58 to an iron pin set; thence N 26° 00' 34' E 94.63' to an iron pin set; thence N 63° 59' 26" W 100.0 to an iron pin set; thence N 01° 26' 38" E passing a witness iron pin set at 465.95', in all 490.95' to a point in the center of a small branch, in the south line of Joseph Edward Clark (ref. Deed Book 314, page 412, R.O.C.C.); thence with Clark's south line running up the center of said branch for the following 5 calls to points; S 65° 57'53" E 53.10' to a point; thence N 86° 31' 59" E 37.76' to a point; thence S 57° 18'50" E 64.26' to a point; thence S 62° 53' 02" E 43.00' to a point; thence S 82° 09' 55" W 82.09' to an existing iron pin on the south bank of said branch, the north west corner of Douglas Pack (ref. Deed Book 355, page 404, R.O.C.C.); thence leaving Clark and the branch and with Pack's west line S 18° 47' 09" W 297.98' to an existing iron pin, the north west corner of the aforementioned Sallie Elizabeth Burns; thence leaving Pack and with Burns' west line S 17° 49' 17" W 335.27' to the point of beginning, containing 2.29 acres, more or less.

Being the same property conveyed to Sallie E. Burns, by Robert A. Beatty and wife, Marion N. Beatty, of record in Book 229, Page 591, Register's Office for Cheatham County, Tennessee, being known as 5621 Higdon Road, Joelton, Tennessee.

This is improved property known as 5601 Higdon Road and 5601 B Higdon Road, respectively, Joelton, Tennessee 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of October, 2020.

DANNY HARGROVE, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **DANNY HARGROVE,** the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 19th day of October, 2020.

KAREN BURNETTE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/3/21

EFILED 08/21/20 03:38 PM CASE NO. 20P218 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **DANNY HARGROVE** DOCKET NO: **20P218**

*It appearing to the Court that **ROB BEATTY** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **DANNY HARGROVE**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **August 21st, 2020**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **DANNY HARGROVE** as **Executor** of the estate of **ROB BEATTY**, deceased, and I do further certify that **DANNY HARGROVE** is still acting **Executor** of the estate of **ROB BEATTY** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 25th day of Aug, 2020.

RICHARD R. ROOKER, Clerk

D.C.