This instrument prepared by:

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Karen Johnson Davidson County
Batch# 516808 DEEDWARR
11/16/2020 09:11:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201116-0134606

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: **KENNETH RAY WOODS 8346 Riley Adcock Road, Joelton, TN 37080**

Name and Address of the person or entity responsible for payment of real property taxes: **KENNETH RAY WOODS, 8346 Riley Adcock Road, Joelton, TN 37080**

Map/Parcel No. _____

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MARGARET MARIE POTTINGER WOODS died 31 August 2014, and her estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson** County, Tennessee, Case No. 15P-1579; and

WHEREAS MARGARET MARIE POTTINGER WOODS left a paperwriting dated **27 July 2006**, purporting to be her Last Will and Testament and that paperwriting was admitted to probate on **14 October 2015**, as her Last Will and Testament and recorded in the **Seventh** Circuit Court (Probate Division),Metropolitan Nashville and **Davidson** County, Tennessee, Case No. 15P-1579; and

WHEREAS KENNETH RAY WOODS is the duly appointed and acting Personal Representative of the Estate of **MARGARET MARIE POTTINGER WOODS**, deceased, under Letters Testamentary issued 14 October 2015;

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 **KENNETH RAY WOODS** by and under said Last Will and Testament of **MARGER MARIE POTTINGER WOODS**, deceased, the undersigned, **KENNETH RAY WOODS**, Personal Representative of the Estate of **MARGARET MARIE POTTINGER WOODS**, deceased, hereinafter referred to as Grantor, by these presents hereby transfers and conveys to **KENNETH RAY WOODS, his heirs and assigns**, that certain tract or parcel of land in **Metropolitan Nashville and**

Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **8346 Riley Adcock Road, Joelton, Davidson County, Tennessee 37080.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **KENNETH RAY WOODS**, his heirs and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative his has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor 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, Grantor has executed this Personal Representative's Limited Warranty Deed on the 11th day of November 2020.

Kenneth Ray Woods

KENNETH RAY WOODS, Personal Representative of the Estate of **MARGARET MARIE POTTINGER WOODS**, 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 **KENNETH RAY WODS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **MARGARET MARIE POTTINGER WOODS**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November 2020.

Howard M. Skipworth Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

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

This Deed is evidence of distribution of the described Real Property to **KENNETH RAY WOODS**, devisee and legatee by and under the Last Will and Testament of **MARGARET MARIE POTTINGER WOODS**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

Ima Woods Affiant

Subscribed and sworn to before me
this 11th day of November 2020.

Howard M. Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

8346 Riley Adcock Road,
Joelton, Davidson County, Tennessee 37080

Map/Parcel Nos. 004 00 0 176.00

A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, according to a survey by M & M Engineers, Frank V. Neeley, No. 1493, dated 11/8/91, and described as follows:

BEGINNING at a point 704.27 feet from the northerly margin of Riley Adcock Road and at the end of the ingress and egress easement described below; thence N 84 deg. 24' 23" W 618.45 to an iron pin; thence N 05 deg. 47' 19" E., 337.58 feet to an iron pin; thence S 84 deg. 12' 41" E., 77.84 feet to an iron pin; thence S 84 deg. 35' 44" E., 568.99 feet to an iron pin at an old fence corner; thence S 05 deg. 21' 06" W.,180.79 feet to an iron pin; then S07 deg. 50'.00" W., 146.49 feet to an iron pin; thence S 69 deg 18' 46" W., 27.39 feet to the point of beginning.

ALSO INCLUDED IN THIS COVEYANCE is a 25 foot ingress and egress easement described as follows: BEGINNING in the northerly margin of Riley Adcock Road; thence N 11 deg. 09' 20" E., 139.34 feet to an iron pin; thence N 05 deg. 08' 21" E., 221.45 feet to an iron pin; thence N 06 deg. 42' 17" E., 129.32 feet to an iron pin; thence N 03 deg. 24' 33" E. 214.16 feet to an iron pin, the beginning point of the 5.02 acre tract; then N 69 deg. 18' 46" E., to a point; thence S 03 deg. 18' 46" E., to a point; thence S 03 deg. 24' 33" W, 226.22 feet to an iron pin; thence S 06 deg. 42' 17" W., 129.04 feet to an iron pin; thence S 05 deg. 08' 21" W., 222.04 feet to an iron pin in the northerly margin of Riley Adcock Road, containing 0.39 acres, more or less.

THIS CONVEYANCE ALSO INCLUDES A MOBILE HOME described as "All American Holiday Home, Model #704-2FRB-2, 14X70, Serial No. aL8AAH0986.

Being the same property conveyed to **Margaret Marie Pottinger** by deed from **Fred Baxter and wife, Kay Baxter a/k/a/ Evelyn Kay Baxter**, of record as Instrument No. 20050823-0100526, Register's Office for Davidson County, Tennessee.

Being the same property devised to **Kenneth Ray Woods** under the Last Will and Testament of **Margaret Marie Pottinger Woods** admitted to probate in the Seventh Circuit Court (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 15P-1579.

Margaret Marie Pottinger was one and the same person as **Margaret Marie Pottinger Woods.**