Karen Johnson Davidson County
Batch# 517218 DEEDQC
11/16/2020 03:54:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201116-0135195

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Suzanne B. Brock 801 Bresslyn Road Nashville, TN 37205	Same	Parcel ID: 127 00 0 025.00

Pursuant to the Last Will and Testament of Bettye Bennett Larkin, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 20P-646 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, I, SUZANNE B. BROCK, Personal Representative of the Estate of Bettye Bennett Larkin, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto SUZANNE B. BROCK, her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> A tract of land in the 9th Civil District of Tennessee, Davidson County, on the headwaters of Buffalo Creek, and described as follows:
>
> Beginning at a point in the center line of New Charlotte Pike at the southwest corner of the property conveyed to J. C. Villines by deed from McCall, of record in book 954 page 338, Register's Office for said county; thence with the center line of said pike south 53 degrees west 46 poles to a stake in the east boundary line of the line of Barney Howse; thence with said Howse's line as follows; north 2 degrees east 6 1/4 poles to a stake on a hillside; thence north 55 degrees west 26-2/5 poles to a stake on the west bank of a branch in said Howse's fence corner and in the line of June Howse, and continuing with said line and with the fence, north 2 degrees west 4 poles to a stake, north 20 degrees west 6 poles to a stake with sycamore pointers; thence north 17 degrees east 6 poles to a stake with small elm pointer in a fence; thence north 8 degrees east 22 1/4 poles to a stake with poplar pointer in a fence and

branch; thence north 24 degrees east 54 1/4 poles to a stake; thence south 22 1/2 degrees east 107 poles to the beginning, containing 26 1/2 acres, more or less.

Included in the above description, but excluded from this conveyance is a tract of 5 acres, more or less conveyed to William M. Sawyer and wife, Marion A. Sawyer, by deed from Horace W. Mills and wife, of record in Book 1492, page 136, Register's Office for said County, and described as follows:

Beginning at a point in the center line of New Charlotte Pike at the southwest corner of the property conveyed to J. C. Villines by deed of record in Book 954, page 338, Register's Office for said county; thence with the center of said pike south 51 degrees 30 minutes west 379.5 feet; thence leaving said pike north 30 degrees west 524 feet; thence north 51 degrees 30 minutes east 452 feet to a point in an old wire fence in Villines' west line; thence with his line and with the old fence south 22 degrees east 522 feet to the point of beginning.

Being the same property conveyed to Bettye B. Bennett (being the same person as Bettye Bennett Larkin) and Suzanne B. Brock by Quitclaim Deed from Bettye B. Bennett, of record at Instrument No. 20081023-0106090, Register's Office for Davidson County, Tennessee.

This improved property is known as 7954 Charlotte Pike, Nashville, Davidson County, Tennessee 37221.

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

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 11th day of November, 2020.

ESTATE OF BETTYE BENNETT LARKIN

By: Suzanne B. Brock
SUZANNE B. BROCK
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared SUZANNE B. BROCK, Personal Representative of the Estate of Bettye Bennett Larkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 11 day of November, 2020.

Robyn M. Folks
Notary Public

My Commission Expires:

9/7/21

ROBYN MARIE FOLKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).