Karen Johnson Davidson County
Batch# 579067 DEEDQC
02/25/2021 03:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210225-0024259

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF Rutherford

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 22, 2021.

Notary Public

My Commission Expires: 9-19-2022

JENNY AVERHOFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

New Owner Address:
Jennings Family Partnership
415 Westwood Drive
Smyrna, TN 37167

Send Tax Bills To:
Same

Map-Parcel Number:
174 00 0 109.00

CO-EXECUTORS' QUITCLAIM DEED

Brice C. Jennings and Vanessa L. Hayes, Co-Executors of The Estate of Carolyn B. Jennings, deceased (the "Decedent"), who died on March 13, 2020 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Probate Court of Rutherford County, Tennessee, Docket No. 2020-PR-149, for consideration of $10.00, hereby release, remise and quitclaim unto **Jennings Family Properties**, a Tennessee general partnership, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

EXHIBIT A

LAND in the 5th Civil District of Davidson County, Tennessee, being Tracts Nos. 1, 2 and 3 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer & Associates, dated April 8, 1979 as follows:

TRACT 1:
BEGINNING at a point in the south margin of Old Franklin Road, said point being the northwest corner of a tract of land conveyed to Neal L. Jennings by deed of record in Book 4748, page 857, Register's Office for Davidson County, Tennessee; thence with said Jennings line south 7 deg. 37' west 1568.51 feet to a point, said point being a common corner of Jennings and a tract of land conveyed to James Richard Kieffer, et ux of record in Book 4799, page 492, said Register's Office; thence with said Kieffer's line south 7 deg. 18' west 648.59 feet to a point in the line of a tract of land conveyed to Hallie H. Coffey by deed of record in Book 1755, page 143, said Register's Office; thence with Coffey's line north 81 deg. 17' west 650.0 feet to a point, said point being the southeast corner of Tract No. 4 on said survey; thence with a segment of the west line of Tract No. 4 north 6 deg. 23' east 634.54 feet to a point, said point being the southwest corner of Tract No. 3 on said survey; thence with the rear lines of Tracts Nos 2 and 3 south 82 deg. 32' east 440.0 feet to a point, said point being the southeast corner of Tract No. 2; thence with the east line of Tract No. 2 north 6 deg. 35' east 1509.13 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road North 83 deg. 56' east 254.38 feet to the point of beginning, containing 18 acres, more or less, according to said survey.

TRACT 2:
BEGINNING at a point in the south margin of Old Franklin Road, said point being south 83 deg. 56' west 254.38 feet along said south margin of Old Franklin Road from the northwest corner of Neal L. Jennings property of record in Book 4748, page 857, Register's Office for Davidson County, Tennessee; thence south 6 deg. 35' west 1509.13 feet to a point; thence north 82 deg. 32' west 220.0 feet to a point, said point being the southeast corner of Tract No. 3; thence with the east line of Tract No. 3 north 6 deg. 36' east 1456.45 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road north 83 deg. 56' east 225.0 feet to the point of beginning, containing 7.5 acres, more or less, according to said survey.

TRACT 3:
BEGINNING at a point in the south margin of Old Franklin Road, said point being south 83 deg. 56' west 479.38 feet from the northwest comer of Jennings; thence south 6 deg. 36' west 1456.45 feet to a point, said point being the southwest corner of Tract No. 2; thence north 82 deg. 32' west 220.0 feet to a point in the east line of Tract No. 4; thence with a segment of the east line of Tract No. 4 north 6 deg. 37' east 1404.08 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road and with a curve having a radius of 980.0 feet in an easterly direction a distance of 25.0 feet to a point; thence continuing with said south margin of Old Franklin Road north 83 deg. 56' east 200.0 feet to the point of beginning, containing 7.2 acres, more or less, according to said survey.

Being the same property conveyed to Neal L. Jennings and wife, Carolyn B. Jennings by Warranty Deed from Martha Ann Wisener, a widow, of record in Book 5451, page 189, Register's Office for Davidson County, Tennessee. Neal L. Jennings having died on January 17, 2000 and Carolyn B. Jennings becoming sole owner by rights of survivorship. Said Carolyn B. Jennings having since died on March 13, 2020, leaving a Last Will and Testament which has been admitted to probate in the Probate Court of Rutherford County, Tennessee, Docket No. 2020-PR-149, and, pursuant to Tennessee Code Annotated Section 31-2-

103(a), such Last Will and Testament includes the subject property herein as probate property subject to the co-executors' full control for purposes of administration.

The legal description above is the same as in the previous deed of record.

This is the real property commonly known as 3314 Old Franklin Road, Antioch, TN 37013.

WITNESS my hand on this day, February 22, 2021.

Vanessa L Hayes Co-Executor of the Estate of Carolyn B Jennings

Vanessa L. Hayes, Co-Executor of the Estate of Carolyn B. Jennings

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vanessa L. Hayes, Co-Executor of the Estate of Carolyn B. Jennings**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, February 22, 2021.

Notary Public

My Commission Expires: 9-19-2022

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

830973.1/020210044

WITNESS my hand on this day, February 22, 2021.

Brice C Jennings Co-Executor of the Estate of Carolyn B. Jennings

Brice C. Jennings, Co-Executor of the Estate of Carolyn B. Jennings

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brice C. Jennings, Co-Executor of the Estate of Carolyn B. Jennings**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, February 22nd, 2021.

Notary Public

My Commission Expires: 9-16-2022

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

830973.1/020210044

True Copy Certification

I, Andrew J. Bellin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew J. Bellin
Signature

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Andrew J. Bellin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

830973.1/020210044