THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

Karen Johnson Davidson County
Batch# 592249 DEEDQC
03/15/2021 02:25:12 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210315-0034106

ADMINISTRATRIX'S QUITCLAIM DEED

Address of New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Number**
Jamie Lee Tinnon 207 Tyree Springs Rd. White House, TN 37188	Jamie Lee Tinnon 207 Tyree Springs Rd.P White House, TN 37188	Map 007-00-0 Parcel 076.00
Brent E. Lanius 507 E. Angela Cir. Goodlettsville, TN 37072		
John Brian Lanius 18436 Highway 11E Lenoir City, TN 37772		

Donald L. Lanius a/k/a Donald Lanius, hereinafter referred to as "Decedent", died intestate on September 5, 2020. His heirs-at-law are his three children, Jamie Lee Tinnon, Brent E. Lanius and John Brian Lanius. The Decedent died in Davidson County, Tennessee and the administration of his estate was established on December 8, 2020, in the Davidson County Probate Court at which time Jamie Lee Tinnon was appointed as the Administratrix of the said estate. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016, pursuant to T.C.A. 67-8-314. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the laws of the State of Tennessee, the Administratrix, Jamie Lee Tinnon, quitclaims to Jamie Lee Tinnon, individually, Brent E. Lanius, individually, and John Brian Lanius, individually, as tenants-in-common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning on an iron pin in Tinnin Road at the Southeast corner; thence South 56 1/2 degrees West 843 feet to a white oak; thence South 85 1/2 degrees West 1200 feet to a maple; thence 82 1/2 degrees

West 642 feet to an iron stake in old line; thence South 3 degrees 40 minutes East 450 feet to J. W. Tisdale's Southwest corner South 83 degrees 30 minutes East 1235 feet; thence North 57 degrees 35 minutes East 358 feet to a beech; thence North 43 degrees 15 minutes East 336 feet to a post; thence North 60 degrees 30 minutes East 563.5 feet to a center of Tinnin Road; thence with center of road South 34 degrees 20 minutes East 50 feet; thence South 27 degrees 25 minutes East 100 feet; thence South 24 degrees East 100 feet; thence South 21 degrees East 100 feet; thence South 20 degrees East 92 feet to the beginning.

Being the same property conveyed to Donald Lanius by deed from Thomas M. Davis and wife, Mary Sue T. Davis, dated November 14, 2003 and filed for record in Instrument Number 20031117-0167282, Register's Office for Davidson County, Tennessee.

This is improved property known as 2237 Tinnin Road, Goodlettsville, TN 37072.

INCLUDED in the above property description but expressly **EXCLUDED** therefrom is the following tract or parcel of land conveyed to Kevin Lee Wilson and wife, Lisa Erin Wilson, by deed from Donald Lanius dated July 8, 2005, and filed for record as Instrument Number 20050713-0081130 in the Register's Office for Davidson County, Tennessee, said parcel being more specifically described as follows, to-wit:

A certain tract or parcel of land being located in Davidson County, Tennessee, further described as follows, to-wit:

Tract #1: Beginning at an iron rod (old) in the Westerly margin of Tinnin Road, 25' off centerline, being the Southeast corner of this tract. Also being the Northeast corner of James Oldham, Book 4793, Page 50 R.O.D.C., TN. Thence with Oldham, S 59 deg. 43' 17" W 781.54' to an iron rod (old) at the base of an old Maple Tree. Said point being the Northwest corner of Oldham and the Northeast corner of Danny Bowman, Book 4803, Page 845 R.O.D.C. TN. Thence with Bowman, S 89 deg. 38' 13" W 649.53' to an iron rod (old). Said rod being the Northwest corner of Bowman and the Northeast corner of Goodlettsville Church of Christ. Thence with church property the next 3 calls. S 89 deg. 13' 22" W 422.90' to an iron rod (old), N 89 deg. 21' 39" W 100.06' to an old maple tree, S 85 deg. 45' 52" W 615.55' to an iron rod (old). Said rod being the

Southwest corner of this tract and the Northwest corner of Goodlettsville Church of Christ and being in the Easterly property line of Robert Robinson Book 4044, Page 631 R.O.D.C., TN. Thence with the Easterly line of Robinson, N 07 deg. 13' 05" E 166.90' to an iron rod (new). The Northwest corner of this tract, thence leaving Robinson's Easterly line, with tract #2, S 82 deg. 30' 43" E 699.51' to an iron rod (new). Thence, N 89 deg. 13' 22" E 423.01' to an iron rod (new). Thence, N 89 deg. 38' 13" E 449.41' to an iron rod (new). Thence, N 58 deg. 16' 32" E 981.85' to an iron rod (new) in the Westerly margin of Tinnin Road. Said rod lying 19' off centerline of Tinnin Road. Being the Northwest corner of this tract. Thence with the Westerly margin of Tinnin Road, a curve to the right, having a radius of 1752.33', arc length of 156.27', chord bearing S 14 deg. 54' 27" E, and a chord distance of 156.22' to the point of beginning. Containing 28, 252.22 square feet or 5.01 acres plus or minus.

The above description was prepared from boundary survey prepared by Complete Surveying Services, Registered Land Surveyor, Tennessee No. 1743, whose address is 1101 Waverunner Court East, Nashville, TN 37217, 615/485-5209.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF DONALD LANIUS

Jamie Lee Tinnon, Administratrix

By: Jamie Lee Tinnon, Administratrix

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Lee Tinnon, Administratrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE }
COUNTY OF SUMNER }

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires Aug. 21, 2023

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

, Administratrix
AFFIANT

Sworn to and subscribed before me this the 12th day of March, 2021.

NOTARY PUBLIC

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires Aug. 21, 2023