This instrument prepared by: Lynn Newcomb, Attorney
Post Office Box 44
Ashland City, TN 37015

Tammy Russell, Individually and in her capacity as Executor of the Estate of Henry Elridge Bennett, and Annette Bennett

TO NEW OWNER:
Tammy Russell
7277 Charlotte Pike
Nash, TN 37209

MAP 113
PARCEL 114

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 675966 DEEDQC
07/13/2021 02:22:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0094190

QUITCLAIM DEED

For and in consideration of carrying out the provisions of the Last Will and Testament of Henry Elridge Bennett of record at Docket Number 16P1964, Office of the Probate Clerk of Davidson County, Tennessee and at Instrument No, 20210713-0094189, Register's Office of Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Tammy Russell, individual and as Executor of the Estate of Henry Elridge Bennett, pursuant to Letters Testamentary, issued on December 1, 2016, and Annette Bennett, Grantors do hereby quitclaim and convey to Tammy Russell, individually, and her heirs and assigns forever, subject to the life estate described further herein, the real property located in Davidson County, Tennessee, to wit:

Tract I

Beginning at a large red oak in the easterly margin of Old Pond Creek Road, said oak being James H. Martin, et ux southerly corner; Thence with Martin's south and east lines the following calls: N 89 degrees 05' 04" E 102.97' to a double tan oak in a fence row, N 34 degrees 08' 32" E 181.48' to a large white oak with 3 blazes, N. 15 degrees 05' 10' E 463.65' to an existing iron pipe. Thence leaving Martin's line with a fence row that runs along the south margin of a 15 foot easement, also referred to as Orchard Road and with C.C. Hill's (Bk. 2437, pg. 231) and Floy Elizabeth Hughes (Bk . 6872, pg. 492) south lines the following calls: N 70 degrees 04' 13" E 373.50 to a white oak with 3 blazes, N 89 degrees 55' 00" E 148.50', S 74 degrees 21' 00" E 231.00', S 71 degrees 55' 08" E 53. 41' , S 62 degrees 53' 34" E 118. 40', S 70 degrees 42' 47" E 98.07', S 74 degrees 06' 46" E 204.79', S 82 degrees 21' 26" E 196.40, N 82 degrees 09' 05" E 80.04', N 77 degrees 17' 44" E 134.01', to an iron pin in said fence row. Thence with a new line and leaving said fence row S 08 degrees 19' 44" E 516.66' to an iron pin on the north bank of a creek. Thence with the center of said creek more or less the following nine calls: N 87 degrees 16' 07" W 161.35', N 83 degrees 07 ' 10" W 282. 99', S 64 degrees 29' 29" W 78.17', N 83 degrees 59' 54" W 92.86', S 43 degrees 31' 51" W 283.61', S 65 degrees 56' 26" W 166.63, S 79 degrees 45' 05" W 231.98', S 88 degrees 28' 51" W 226.60', S 82 degrees 20' 00" W 200.13' to the center of said creek. Thence leaving the creek S 04 degrees 30' 00" E 329.63' to a large locust tree in a fence row. Thence with said fence row S 78 degrees 20' 21" W 154.71 to the margin of Old Pond Creek Road. Thence with the easterly margin of Old Pond Creek Road to the following calls: N 58 degrees 24' 20" W 79.83' to the beginning of a curve to to the right having an angle of 07 degrees 51'53", a radius of 702.37' and a length of 96.41. Thence N 50 degrees 32' 27" W 110.15 to the beginning of a curve to the right having an angle of 22 degrees 05' 23" W 69.57 to the beginning of a curve to the right having an angle of 52 degrees 52' 16", a radius of 115.80 and a length of 106.85. Thence N 24 degrees 46' 41" E 97.54' to the beginning of a curve to the right having an angle of 23 degrees 26' 19", a radius of 216.04' and a length of 88.37'. thence N 48 degrees 12' 57" E 68.06' to the point of beginning containing 35.08 acres more or less. Described 35.08 acre tract being all of a 5 acre tract (Book 4864, Page 519) and a portion of the H.A. Bennett Tract (Book 1454, Page 608), Register's Office of Davidson County, Tennessee, survey dated 6/21/88 by Gregory Underwood, #1299.

Tract II

A parcel of land in the 8th Civil district of said County, described according to survey made by S.H. Hutchison, surveyor, November 9, 1968, as follows:

Being on the easterly side of the Old Pond Creek Road, and being a portion of the H. A. Bennett land of record in Book 25984, page 579, Register's office for said county, BEGINNING at a point in the Old Pond Creek Road and Sam Lewis line, same being the southwesterly corner of the Howard Martin tract, large red oak pointer on easterly margin of road; thence with the Marin line, South 89° east 132 feet to a double Tan Oak; thence leaving the Marin line, south 47° east 379 feet to a white oak tree; thence south 4° 30' east 386.5 feet, more or less, to a large locust tree in a fence and Sam L. Lewis line; thence with said fence and the Lewis line, south 73° west 197 feet to a point in the Old Pond Creek Road and the Sam L. Lewis line, as follows: 59° west 99 feet; thence North 53° west 132 feet; thence north 28° east 136 feet more or less, to point of beginning.

INCLUDED in the above described property but EXCLUDED HEREFROM is a 5.34 acre tract having been conveyed to Larry R. Cantrell and wife, Adriana C. Cornado by quit claim deed dated May 14, 2015, of record at Instrument No. 20150414-0044398, Register's Office for Davidson County, Tennessee, to which record reference is here made to said instruments for a more complete description of the property excluded from this conveyance.

Being part of the same property conveyed to Henry and Patricia Bennett, of record in Book 9017, page 728, Register's Office for Davidson County, Tennessee, Patricia Bennett having since died on October 30, 2009, and Henry E. Bennett having since died on October 7, 2015.

This conveyance is made subject to subject to a life estate retained for Annette Bennett to the following described property located in Davidson County, Tennessee and being more particularly described as follows:

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 10-03-11, as follows:

Beginning at a set iron rod near an old stump and the common corner of Allyson Krebs (Instr: 200408090095461);
Thence with said Krebs N 89 DEGREES 05 MINUTES 04 SECONDS E a distance of 102.97 feet to the remnants of an old fence in the east side of a 48 inch double oak tree;
Thence N 34 DEGREES 08 MINUTES 32 SECONDS E a distance of 181.48 feet to a 36 inch white oak;
Thence N 15 DEGREES 05 MINUTES 10 SECONDS E a distance of 463.65 feet to an existing pipe near the south edge of a gravel access road known as Orchard Road
And common corner to Edith Maxine Hill (Book 2437, Page 231);
Thence with said Hill N 70 DEGREES 04 MINUTES 13 SECONDS E a distance of 147.54 feet to a set iron rod;
Thence with a new line and severing the property described in Book 9017, Pages 728-730, S 18 DEGREES 43 MINUTES 20 SECONDS E a distance of 666.97 feet to a 16 inch tree;
Thence S 84 DEGREES 23 MINUTES 13 SECONDS W a distance of 577.45 feet to a set iron rod;
Thence S 89 DEGREES 05 MINUTES 04 SECONDS W a distance of 149.20 feet to a set iron rod 25 feet from the center line of Old Pond Creek Road;
Thence N 48 DEGREES 12 MINUTES 57 SECONDS E a distance of 61.13 feet to a set iron rod near an old stump which is the point of beginning, having an area of 222156 square feet, 5.10 acres.

Being part of the property conveyed to Henry and Patricia Bennett, of record in Book 9017, page 728, Register's Office for Davidson County, Tennessee, Patricia Bennett having since died on October 30, 2009, and Henry E. Bennett having since died on October 7, 2015.

To evidence the agreement of Annette Bennett and Tammy Russell to the setting of the boundaries and conveyances of the above described properties, Annette Bennett joins herein and does convey unto Tammy Russell, individually, her heirs successors, and assigns, all right, title and interest Annette Bennett has in and to Tracts I and II described above, subject to the life estate devised to Annette Bennett in said Last Will and Testament in and to the 5.1 acre tract described above. And further, Tammy Russell does hereby quitclaim unto Annette Bennett a life estate in and to the said 5.1 acre tract described above, subject to the terms and provisions contained in said

Last Will and Testament as to such life estate; such life estate shall expire upon the death or remarriage of Annette Bennett.

IN WITNESS WHEREOF, I have hereunto set my hand, this the ___ day of _____, 2021.

TAMMY RUSSELL, Individually and in her capacity as Executor of the Estate of Henry Elridge Bennett

ANNETTE BENNETT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TAMMY RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, TN, this the 20 day of April, 2021.

NOTARY PUBLIC

My commission expires: 09-02-2024

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ANNETTE BENNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville Tennessee, this the 27 day of April, 2021.

NOTARY PUBLIC

My commission expires: 5/2/2022

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration IS EXEMPT.

Affiant

SWORN to and subscribed before me this the 25th day of June, 2021.

NOTARY PUBLIC

My commission expires: 7-3-23

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTY AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.