Karen Johnson Davidson County
Batch# 745387 DEEDQC
10/28/2021 08:17:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211028-0144647

This instrument prepared by:
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No title search preformed.
Prepared on information furnished by the parties.

ADDRESS NEW OWNER:
Megan Scott
2180 Farm Road FM 1127
Shepherd, TX 77371

SEND TAX BILL TO:
Same

MAP/PARCEL NUMBER:
168 00 0 240.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Bryan A. Maxedon, Executor of the Estate of Dwayne C. Maxedon, now deceased, and in connection with the distribution and closing of the Estate of Dwayne C. Maxedon, Williamson County Texas Probate # 21-0226-CP4, having been probated, have bargained and now convey, release and forever quitclaim the lawful heir, Megan Scott, and her heirs and assigns, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described in previous deeds below:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonie Howell Heirs property as recorded in Deed Book 1102, Page 286, Deed Book 5723, Page 678, and Deed Book 7896, Page 858, bounded on the west by Wells and Slate, north by Tracts D and G, east by Waters and Ellis, south by Tracts C, F, B and H, and served by a 50-foot ingress-egress easement to Hester Beasley Road, and being referred to for the purposes of this Deed as Tract E and more particularly described as follows:

Beginning at an iron rod on the original westerly boundary at the northwest corner of the tract herein described, same being the southwest corner of Tract D and lying S05° 18'W 676.82 feet from a 36" beech at the northwest corner of the Howell heirs property, also the southwest corner of McPherson as recorded in deed book 10460 page 849; thence,

along new division lines with Tract D N87° 56'30"E passing through an iron rod at 239.23 feet, a spike at the center of a 50-foot easement at 264.23 feet, a second iron rod at 289.23 feet, in all 349.23 feet to an iron rod; N39° 24' 15"E 291.06 feet to an iron rod; continuing along a new division line with Tract G N78° 37'E 557.47 feet to an iron rod on the original easterly boundary; thence,

along said easterly line with Waters as recorded in deed book 406 page 33747 S19° 11° E 205.50 feet to an iron rod at their southwest corner; continuing along the easterly line with Ellis as recorded in deed book 5806 page 886 S27° 20'E 56.80 feet to an iron rod; continuing along the easterly line with Roberts as recorded in deed book 6909 page 391 S54 36'W 162.35 feet to a 36"poplar; thence,

along new division lines with Tract C N85° 51'30"W 399.63 feet to an iron rod; continuing with Tract F S58° 45'W 302.00 feet to an iron rod; continuing with Tract B S87° 56'W passing through an iron rod at 101.00 feet, in all 126.00 feet to a spike in the center of a 50-foot easement road; continuing along a new division line with Tract B, same being the centerline of the 50-foot ingress-egress easement, S01° 00'E 200.00 feet to a spike; thence,

continuing along a new division line with Tract H N84° 42'W passing through an iron rod on the westerly margin of the easement at 25.0 feet, in all 291.08 feet to an iron rod on the original westerly boundary; thence,

along said westerly line with Wells and Slate as recorded in deed book 7170 page 745 N05° 18'E 297.84 feet to the beginning, containing 6.87 acres, more or less, subject to and served by a 50-foot ingress-egress easement to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

BEING the same property conveyed to **Dwayne C. Maxedon** by **Bryan A. Maxedon**, by Quitclaim Deed of record at Instrument number **20060511-0055213**, Register's Office for Davidson County, Tennessee.

Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A, B, D, E, G, and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the northerly margin of Hester Beasley Road lying S63° 30'W 26.36 feet from an iron rod at the southeast corner of Tract A and southwest comer of Tract B; thence,

passing through Tract A N45° 00'W 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of N14 ° 00'W 195.57 feet; N17 ° 00'E 160.00 feet to a spike at the northeast corner of Tract A; thence,

along the westerly line of Tract B, same being the easterly line of Tract H N13° 00'E 226.50 feet; N08° 25'E 175.00 feet; NO3° 00'E 109.00 feet to a spike at the northeast corner of Tract H; thence,

continuing along the westerly line of Tract B, same being the easterly line of Tract E N01° 00'W 200.00 feet to a spike at the northwest corner of Tract B; thence,

passing through Tract E NO2° 27'E 133.10 feet to a spike on the southerly line of Tract D; thence,

continuing along the southerly margin of the easement herein described, same being the southerly line of Tract D and northerly line of Tract E, N87° 56'30"E passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod; N39° 24'15"E 291.06 feet to an iron rod at the southwest corner of Tract G, said easement lying 50-feet north of and adjacent to these two lines, extending to the westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

Subject to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

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

Said property is conveyed without warranty of title.

NOTARY PUBLIC STATE OF TEXAS
BRITTANY NICOLE GUTIERREZ
My Notary ID # 132668111
Expires September 10, 2024

Bryan A. Maxedon
Bryan A. Maxedon, as Executor
of the Estate of Dwayne C. Maxedon

State of Texas
County of Williamson

SWORN to and subscribed before me this the 20th day of October, 2021.

Brittany Gutierrez
NOTARY PUBLIC

My commission expires: 09/10/2024