THIS INSTRUMENT PREPARED BY:
PAUL A. GONTAREK, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 759007 DEEDQC
11/22/2021 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211122-0154672

EXECUTOR'S QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Peggy D Mathes

PEGGY MATHES, Administrator, Affiant

Subscribed and sworn to before me,
this 12th day of November, 2021.

J Brent Mathes

Notary Public
My Commission Expires: 3/6/2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	William Michael Massey 765 Harpeth Knoll Road Nashville, TN 37221	100-00-0-041.00

KNOW ALL MEN BY THESE PRESENTS that **Peggy Mathes, as Administrator of the Estate of Phillip M. Loughrey, deceased** (the "Decedent"), who died on September 6, 2020, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee (Case No. 20P-1535 in the Seventh Circuit Court, Probate Division), hereby quitclaims and conveys unto **William Michael Massey** (the "Grantee"), his successors and assigns, all of the

Decedent's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

(1) Tract No. 4 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 726.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road S. 8 degrees 21' E., 69.32 feet to a point, thence on a curve with a radius of 1989.50 feet for a distance of 130.68 feet to a metal post, thence leaving the side of said road N. 89 degrees 31' W, 1154.31 feet to a metal post, thence N. 3 degrees 50' W., 198.91 feet to a metal post, thence S. 89 degrees 31' E., 1142.84 feet to the point of beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50 feet from the southeast corner of the west part of the tract, thence along the east side of said road on a curve with a radius of 2039.50 feet for a distance of 138.40 feet to a point, thence N. 8 degrees 21' W., 61.55 feet to a metal post, thence leaving the existing road S. 89 degrees 31' E., 382.64 feet to a metal post, thence S. 12 degrees 43' E. 203.73 feet to a metal post, thence N. 89 degrees 31' W., 403.12 feet to the point of beginning of the east part of the tract. The combined area for this property is 7.0 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth in Davidson County Project #8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

(2) Tract No. 5 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 926.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road on a curve with a radius of 1989.50 feet for a distance of 175.90 feet to a point thence S. 0 degrees 29' W, 24.10 feet to a metal fence post, thence leaving the existing road N. 89 degrees 31' W., 1146.99 feet to a metal post, thence N. 3 degrees 50' W., 200.35 feet to a metal post, thence S. 89 degrees 31' E., 1154.31 feet to the beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50' from the southeast corner of the west part of the tract, thence along the east side of said road N. 0 degrees 29' E., 24.10 feet to a point, thence on a curve with a radius of 2039.50 feet for a distance of 175.89 feet to a metal post, thence leaving said road S. 89 degrees 31' E., 403.12 feet to a metal post, thence S. 12 degrees 43' E., 205.20 feet to a metal post, thence N. 89 degrees 31' W., 442.41 feet to the point of beginning of the east part of the tract. The combined area of this property is 7.2 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth

in Davidson County Project #8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

(3) Tract No. 6 in Deed at Book 5016, page 977, Register's Office for Davidson County, Tennessee:

A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1126.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the existing road S 0 degrees 29' W, 250.00 feet to a metal post, thence leaving the existing road N 89 degrees 31' W, 1128.10 feet to a metal post, thence N 3 degrees 50' W, 250.71 feet to a metal post, thence S 89 degrees 31' E, 1146.99 feet to the point of beginning, containing 6.5 acres, more or less, according to a survey dated March 9, 1976 by Dewayne Caldwell. Included in this description but excluded from this conveyance is a 50 foot right of way as set forth in Davidson County Project Number 8BX, dated 12/7/44.

Tract Nos. 4, 5, and 6 above being the same property conveyed by Rowena H. O'Brien to Phillip M. Loughrey and wife, Suzanne B. Loughrey, by Warranty Deed dated March 13, 1976 and recorded in Book 5016, page 977, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 27, 1982, and pursuant to the Divorce Decree and Property Settlement Agreement entered in the case styled *Suzanne Berry Loughrey v. Phillip Maynard Edward Loughrey*, Civil Action No. 82D-1612, Second Circuit Court of Davidson County, Tennessee, Suzanne B. Loughrey conveyed her entire interest in said tracts to Phillip M. Loughrey.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

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

WITNESS my hand this the 12th day of November, 2021.

Peggy D Mathes

PEGGY MATHES, as Administrator of the ESTATE OF PHILLIP M. LOUGHREY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY MATHES, as Administrator of the ESTATE OF PHILLIP M. LOUGHREY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that she executed the within instrument for the purposes therein contained.

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

J Brent Butler
Notary Public

My Commission Expires: 3/6/2024

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-12-2021.

11-16-2021
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of November, 2021.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

