Karen Johnson Davidson County
Batch# 800161 AGRMTWARR
02/03/2022 03:00:20 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220203-0013026

This Instrument Prepared by
Joseph L. Lackey Jr.
Lackey & McDonald PLLC
1608 17th Avenue South
Nashville, TN 37212

**IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE**
**PROBATE DIVISION**

| | |
|---|---|
| **IN RE:**<br><br>**THE ESTATE OF**<br>**GARY LEE HARRISON,**<br>**(Deceased).** | **No. 21P-1879** |

## DISCLAIMER OF PROPERTY INTEREST PURSUANT TO TCA31-7-101

Comes PATRICIA KROHMAN, sister of the deceased, GARY LEE HARRISON, and RICHARD HARRISON, brother of the deceased, GARY LEE HARRISON, and would show to the Court that GARY LEE HARRISON died on September 14, 2021 and the Petition to Probate showed a document that purported to be the Last Will and Testament of the deceased, however the Court determined that the Will should not be admitted to Probate but the Estate should be opened as an Intestate Estate and the Court appointed Brenda J. Wagner as Administratrix of the Estate reserving bond to be set on January 5, 2022.

We the undersigned siblings do make oath that PATRICIA KROHMAN, RICHARD HARRISON, and BRENDA J. WAGNER are the sole living heirs of the deceased GARY LEE HARRISON, a single person, and no children.

We do further make oath that we PATRICIA KROHMAN and RICHARD HARRISON do exercise out rights pursuant to TCA 31-7-101 Et Seq to disclaim any interest we may have in the Estate of GARY LEE HARRISON including but not limited to his ownership in M&R Building Services, INC, a Tennessee Corporation in which he was the sole stockholder. Further we do disclaim all right title and interest in the following real property located in Sumner County and Davidson county as follows:

Tract #1 Map 024 Parcel 064.01 Sumner County, Tennessee

The property described herein is located in the 17th Civil District of Sumner County, Tennessee; situated on the west side of Dutch Creek Road approximately 0.1 mile south of the intersection of Clark Hollow Road; being Job Number 11029TBoren as described by a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 1st day of August 2011 in detail as follows:

Beginning on a point on the west right-of-way of Dutch Creek Road in the center of a branch, being 20.00 feet from the center of said road at a bridge and being further located S 37 degrees 45 minutes 49 seconds E. 30.00 feet from a half inch iron re-bar set on the west right-of-way of Dutch Creek Road for reference, said beginning point being the northeastern corner of Bobby K. Hammock, et ux (R.B. 2908 P. 862) and the southeastern corner of the herein described tract, thence running and cornering with Bobby K. Hammock, et ux (R.B. 2908 P. 862) in the center of the branch for the next seven calls: S 33 degrees 55 minutes 33 seconds W 121.75 feet to a point in the center of the branch, thence S 57 degrees 27 minutes 20 seconds W 29.31 feet to a point in the center of the branch, thence S 54 degrees 10 minutes 01 second W 58.99 feet to a point in the center of the branch, thence S 33 degrees 02 minutes 21 seconds W 66.59 feet to a point in the center of the branch, thence S 44 degrees 01 minute 38 seconds W 115.47 feet to a point in the center of the branch, thence S 67 degrees 06 minutes 53 seconds W 103.20 feet to a point in the center of the branch, thence S 83 degrees 12 minutes 20 seconds W 73.35 feet to a point in the center of Dutch Creek at the centerline intersection of the branch, being the northwestern corner of Bobby K. Hammock, et ux (R.B. 2908 P. 862) in the eastern line of the Scott Rippy Estate Property (R.B. 2890 P. 704) said point being further located S 41 degrees 45 minutes 22 seconds W 44.03 feet from a half inch iron re-bar set on the north bank of the branch and east bank of the creek for reference, thence running and cornering with the eastern line of the Scott Rippy Estate Property (R.B. 2890 P. 704) in the center of Dutch Creek for the next five calls as follows: N 32 degrees 22 minutes 04 seconds W 69.39 feet to a point in the center of the creek, thence N 33 degrees 52 minutes 48 seconds W 107.91 feet to a point in the center of the creek, thence N 37 degrees 26 minutes 47 seconds W 116.79 feet to a point in the center of the creek, thence N 42 degrees 42 minutes 47 seconds W 93.40 feet to a point in the center of the creek, thence N 44 degrees 30 minutes 49 seconds W 64.36 feet to a point in the center of Dutch Creek at the

northeastern corner of the Scott Rippy Estate Property (R.B. 2890 P. 704) with a corner of the James C. Boren Estate Property (southeast corner of Tract 1 of D.B. 450 P. 501 at a new corner of Tract 2 of D.B. 513 P. 475), being the southeastern corner of Tract 9 with the southwestern corner of Tract 8 of the James C. Boren Estate Property Division, thence severing the lands of the James C. Boren Estate Property (severing Tract 2 and Tract 1 of D.B. 513 P 475) running with the south line of Tract 8 of the James C. Boren Estate Property Division N 61 degrees 59 minutes 04 seconds E 554.32 feet (passing through a half inch iron re-bar set at 30.00 feet on the east bank of the creek for reference) to a half inch iron re-bar set on the west right-of-way of Dutch Creek Road, being set 20.00 feet from the center of said road at a new corner of the James C. Boren Estate Property (new corner of Tract 1 of D.B. 513 P. 475), being the southeast corner of Tract 8 of the James C. Boren Estate Property Division, thence running and cornering with the west right-of-way of Dutch Creek Road for the next four calls: with a curve to the left having a delta of 02 degrees 06 minutes 23 seconds, a radius of 1,085.92 feet, a tangent length of 19.96 feet, a chord of S 36 degrees 19 minutes 22 seconds E 39.92 feet, running along the curve for an arc length of 39. 92 feet to a half inch iron re-bar set, thence S 38 degrees 00 minutes 50 seconds E 41.59 feet to a half inch iron re-bar set, thence with a curve to the left having a delta of 00 degrees 55 minutes 23 seconds, a radius of 6,264.09 feet, a tangent of 50.16 feet, a chord of S 37 degrees 18 minutes 17 seconds E 100.32 feet, running along the curve for an arc length of 100.32 feet to a half inch iron re-bar set, thence S 37 degrees 45 minutes 49 seconds E 167.09 feet to the beginning, containing 5.37 acres more or less.

Surveyor's Note: The bearings shown are rotated to the Tennessee State Plains Grid NAD 83.

The above described 5.37 acre tract is subject to a water line easement in favor of the Town/City of Westmoreland of record in Record Book 3144 Pages 752-753 in the Office of the Register for Sumner County, Tennessee.

Being the same property conveyed to M&R Building Services, INC. a Tennessee Corporation from Stacey Brawner, a single man of record, in instrument #1271409 dated June 11th, 2019, Register of Deed's Sumner County, TN.

I, or we, hereby swear or affirm that the actual consideration for this transfer is 0 dollars and love and affection.

AFFIANT

Subscribed and sworn to before me this is the 29 day of December 2021

REGISTER OR NOTARY PUBLIC

My Commission Expires: 8\11\2025

DOMINIC T WOLFE
Notary Public - State at Large
Kentucky
My Commission Expires Aug. 11, 2025
Notary ID KYNP34746

Tract #2 Map-Parcel Numbers 074-080 127.00

Land in Davidson County, Tennessee, being Lot(s) 718 as shown on the map entitled the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary L. Harrison by Warranty Deed from Stephen Belcher and Kaitlin Belcher, on April 8, 2020, of record in instrument No. 20200408-0036894 Register Office of Davidson County, TN.

I, or we, hereby swear or affirm that the actual consideration for this transfer is 0 dollars and love and affection.

Patricia K Lehman

AFFIANT

Subscribed and sworn to before me this is the

28 day of December 2021

OFFICIAL SEAL
EDITH A. COOPER
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires March 27, 2022
ID # 597434

REGISTER OR NOTARY PUBLIC

My Commission Expires: 03\27\22

By disclaiming out interest in his Estate this will carry out the wishes of Gary Lee Harrison, that our sister, BRENDA J. WAGNER, be the sole heir of his Estate including but not limited to the property described herein.

To this Disclaimed we do hereby bind our heir succession and assign.

Patricia Krohman

Patricia Krohman Dec 28 2021

Richard K. Harrison

Richard Harrison Dec. 29 2021

STATE OF KY
COUNTY OF Kenton

The foregoing instrument was acknowledged before me this 29 day of Dec, 2021, by Richard Harison

Dominic T. Wolfe

Notary Public's Signature Notary Name
My Commission Exp. 8.11.25

DOMINIC T WOLFE
Notary Public - State at Large
Kentucky
My Commission Expires Aug. 11, 2025
Notary ID KYNP34746

## CERTIFICATE OF SERVICE

I certify that the ____ day of _____, 2024, a true copy of this Disclaimer of Interest in Property owned by the Estate of Gary Lee Harrison has been sent by U.S. Mail postage Pre-Paid to the following;

Ms. Patricia Krohman
Colonial Heights
6900 Hopeful Road
Apt. 304
Florence, KY 41042

Mr. Richard Harrison
401 McAlpin Avenue
Erlanger, Kentucky 41018

Brenda J. Wagner
Administratrix of the
Estate of Gary Lee Harrison
1610 Annes Ct.
Florence, KY 41042

Joseph L. Lackey Jr.