Karen Johnson Davidson County
Batch# 919947 DEEDQC
09/21/2022 02:19:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220921-0105043

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (62829)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sharon S. T. Crowell Randall Lynn Thompson, Jr. 246 Lakeside Dr. Crossville, TN 38558	SAME

TAX MAP-PARCEL NUMBERS: 181000018.00 and 18100004100

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to vest the decedent's one-half interest in the property in Grantee, the undersigned **Randall Lynn Thompson, Jr., individually and as Executor of the Estate of Randall Lynn Thompson, Sr,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Randall Lynn Thompson, Jr.**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, August 13, 1952, as follows:

Beginning at a point in the center of the Nolensville Road, or State Highway No. 11 at the intersection of the center line of said Road and the center of Mill Creek; thence with the center of said Mill Creek north 47 degrees 30 minutes east 400 feet, north 71 degrees 30 minutes east 167 feet and south 75 degrees east 728 feet to the common corner of the property conveyed to Hunt and Johnson; thence with the western boundary line of said Johnson property southwardly 1,991 feet, more or less, to the center of said Nolensville Road; thence with the center of said Road north 48 degrees west 396 feet, north 40 degrees 15 minutes west 200 feet, north 31 degrees 30 minutes west 200 feet, and north 26 degrees west 1,275 feet to the beginning, containing 34.2 acres, more or less.

Included in the above description, but excluded therefrom, is that portion of the property conveyed to Sharon Thompson by Quitclaim Deed of record in Book 9348 page 457, and further

conveyed to Joel E. Crowell and wife, Sharon Thompson Crowell, by Quitclaim Deed of record in Book 9953, page 561, said Register's Office, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Thompson Crowell Subdivision as of record in Book 7900, page 718, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Included in the above description, but excluded therefrom, is that portion of the property conveyed in four parcels to the State of Tennessee, Department of Transportation by Warranty Deed of record in Book 10535, page 796, said Register's Office, described as follows:

> PARCEL 1 – Beginning at the point of intersection of the existing east margin of State Route 11 and the existing south margin of said road, said point of intersection being 78.77 feet right of State Route 1 proposed centerline station 42+04.95; thence with the proposed east margin of said road (1) South 19 degrees 34 minutes 25 seconds East 35.13 feet (2) South 06 degrees 36 minutes 28 seconds East 213.82 feet to a point, said point being 47.15 feet right of State Route 11 proposed centerline station 36+37.54; thence with the existing north margin of said road westerly 10 feet more or less to a point, said point being 37.15 feet right right [sic] of State Route 11 proposed centerline station 36+37.85; thence with said existing east margin northerly 564 feet more or less to a point, said point being 33.77 feet right of State Route 11 proposed centerline station 42+4.4; thence with said existing south margin easterly 45 feet more or less to the point of beginning.
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> PARCEL 2 – Beginning at a point in the existing east margin of State Route 11, said point being 72.9 feet right of State Route 11 proposed centerline station 44+25; thence with said existing east margin northerly 483 feet more or less to a point; thence with the existing southeast margin of State Route 11 degrees having a curve right and northeasterly 56 feet more or less to a point; thence with the existing northeast margin of Culbertson Road (1) northeasterly 75 feet more or less (2) having a curve right and northeasterly 15 feet more or less to a point; thence with the existing south margin of Culbertson Road easterly 57 feet more or less to a point, said point being 25.00 feet right of Culbertson Road proposed centerline station 17+75; thence with the proposed southeast margin of Culbertson Road South 48 degrees 54 minutes 37 seconds West 107.20 feet to a point; thence with the proposed east margin of State Route 11 (1) having a curve left and southerly 234.88 feet (2) South 17 degrees 5 minutes 39 seconds East 25.14 feet (3) South 2 degrees 4 minutes 00 seconds West 128.06 feet to the point of beginning.
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> PARCEL 3 – Beginning at the point of intersection of the existing east margin of State Route 11 and the southeast boundary of the Paul E. Johnson property, said point of intersection being 26.11 feet right of State Route 11 proposed centerline station 50+67.26; thence with said boundary North 56 degrees 09 minutes 16 seconds East 4 feet to a point, said point being 65.15 feet right of State Route 11 proposed centerline station 50+75.63; thence with the proposed east margin of State Route 11 South 22 degrees 47 minutes 12 seconds Est [sic] 24.59 feet to a point; thence with the existing south margin of State Route 11 westerly 40 feet

more or less to a point; thence with said existing east margin northerly 15 feet more or less to the point of beginning.

PARCEL 4 - Beginning at the point of intersection of the existing east margin of State Route 11 and the existing northwest margin of Culbertson Road, said point of intersection being 63.52 feet right of State Route 11 proposed centerline station 49+77.63; thence with the proposed northwest margin of Culbertson Road North 42 degrees 40 minutes 29 seconds East 187.70 feet to a point; thence with the proposed north margin of Culbertson Road North 78 degrees 47 minutes 47 seconds East 137.81 feet to a point, said point being 25.00 feet left of Culbertson Road proposed centerline station 17+62.20; thence with the existing north margin of Culberson Road westerly 45 feet more or less to a point; thence with the existing northwest margin of Culbertson Road (1) having a curve left and southwesterly 167 feet more or less (2) southwesterly 101 feet ore or less to the point of beginning.

Parcels 1, 2, 3, 4 combined contain 1.832 acres

Being part of the same property conveyed to W. B. Thompson and Mildred P. Thompson by Installment Deed from Fred H. Bowling and wife, Louis D. Bowling, dated August 22, 1968, recorded August 23, 1968, of record in Book 4262, page 923, Register's Office for Davidson County, Tennessee. The said W. B. Thompson and Mildred P. Thompson have since died, with W. B. Thompson predeceasing Mildred P. Thompson. By Affidavit of Heirship of record in Inst. No. 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson. The said Randall L. Thompson has since died. The will of Randall Lynn Thompson, Sr., of record in Docket No. 22P595, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised his interest in subject property to Randall Lynn Thompson, Jr., and appointed the said Randall Lynn Thompson, Jr. as Executor.

Description Reference: The description is the same as that used in the prior conveyance.

This is unimproved property known as: N E Corner of Nolensville Pike and Culbertson Road AND improved property known as 6552 Nolensville Pike, Nashville, TN

WITNESS THE EXECUTION HEREOF on 9-15-2022, 2022.

Randall Lynn Thompson, Jr.

Randall Lynn Thompson, Jr. Executor

State of Tennessee
County of Cumberland

On September 15, 2022, before me the undersigned authority, personally appeared **Randall Lynn Thompson, Jr.,** acting individually and as Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/25

JULIE A. SILVIS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires

State of Tennessee

County of Cumberland

AFFIDAVIT

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Sworn and subscribed before me on September 15 2022.

Notary Public

My Commission Expires: 3/8/25

JULIE A. SILVIS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires

WIdoc: QC Deed QDoc