THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6636-02

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 922969 DEEDQC
09/29/2022 09:18:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107481

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, GARY HESS and Stuart Fisher, Executor of the ESTATE OF THOMAS WAYNE HESS, convey and quitclaim unto Stuart Fisher, Executor of the ESTATE OF THOMAS WAYNE HESS, their heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

TRACT 2

Being a tract of land in the Thirty Fifth Council District of Davidson County, Tennessee and being bound on the north by Tract 1; being bound on the east by the westerly right of way of River Road Pike; being bound on the south by Harpeth Valley Utility District, Instrument No. 2015081200809259987 and also by Stansel, Instrument No. 201005180038288 and also by Nichols, Instrument No. 202006160062135; being bound on the west by the easterly right of way of Gower Road and being more particularly described as follows:

Beginning at an iron pin set in the easterly right of way of Gower Road, said point being South 55 degrees 44 minutes 47 seconds West a distance of 464.59 feet from the southwesterly corner of Heim, Instrument No. 201709120093345, also being the northwesterly corner of Tract 1; thence with the southerly line of Tract 1, South 57 degrees 08 minutes 45 seconds East a distance of 799.36 feet to an iron pin set in the westerly right of way of River Road Pike; thence with the westerly right of way of River Road Pike with a curve turning to the left with an arc length of 168.94 feet, with a radius of 1413.69 feet', with a chord bearing of South 06 degrees 25 minutes 14 seconds East, with a chord length of 168.84 feet, to an iron pin set in said right of way, set pin also being the northeasterly corner of Harpeth Valley Utility District; thence with Harpeth Valley Utility District's northerly line South 80 degrees 00 minutes 33 seconds West a distance of 276.57 feet to an iron pin set in the northerly line of Stansel; thence with Stansel North 53 degrees 42 minutes 27 seconds West a distance of 328.83 feet to an iron pin found, said point being the northeasterly corner of Nichols; thence with Nichols North 53 degrees 30 minutes 03 seconds West a distance of 416.21 feet to a concrete monument, found in the easterly right of way of Gower Road; thence with Gower Road the following two calls; North 37 degrees 29 minutes 44 seconds East a distance of 58.96 feet to a point; thence with a curve turning to the right with an arc length of 216.99 feet, with a radius of 1308.20 feet, with a chord bearing of North 42 degrees 14 minutes 50 seconds East, with a chord length of 216.74 feet back to the point of beginning and having an area of 5.83 acres (254,136 square feet) more or less, according to survey of Thomas Crow, R.L.S. 2758, Crow Land Surveying, 210 Old Hickory Blvd., Unit 17, Nashville, TN 37221, dated July 14, 2022 and corrected on August 16, 2022.

There shall be a 50-foot wide utility easement crossing Tract 2 along the westerly right of way of River Road Pike extending to the Harpeth Valley Utility property and having an area of 0.21 acres (9,494 sq ft) more or less according to

survey according to survey of Thomas Crow, R.L.S. 2758, Crow Land Surveying, 210 Old Hickory Blvd., Unit 17, Nashville, TN 37221, dated July 14, 2022 and corrected on August 16, 2022. Said easement to serve Tract 1.

Being part of the same property conveyed to Gary L. Hess and Thomas W. Hess by Quitclaim Deed from John B. Ingleson, Trustee, dated March 17, 1995 and of record in Book 9623, Page 985, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS this 23rd day of September, 2022.

GARY L. HESS

ESTATE OF THOMAS WAYNE HESS

by: Stuart Fisher
Stuart Fisher

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, GARY L. HESS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: July 7, 2025

NICHOLE DANIEL TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Stuart Fisher, Executor of the Estate of Thomas Wayne Hess, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: July 7, 2025

NICHOLE DANIEL TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 1.00.

Stuart Fisher
AFFIANT

Subscribed and sworn before me this 23rd day of September, 2022.

Nicholle Daniel
NOTARY PUBLIC

My Commission Expires: July 7, 2025

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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(P/O)
Map: 101
Parcels: 95.00 & 171.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:

Stuart Fisher
Executor of Estate of Thomas Hess
2201 Hwy 70
Kingston Springs Tn 37082