THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6636-01

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
20220929-0107482

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 GARY HESS, his heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

TRACT 1

Being a tract of land in the Thirty Fifth Council District in Davidson County and being bound on the north by Heim, Instrument No. 201709120093345 and in Instrument No 201611140119987, on the east by the westerly right-of-way of River Road Pike, on the south by Tract 2 and on the west by the easterly right-of-way of Gower Road and being more particularly described as follows:

Beginning at an iron pin found in the easterly right-of-way of Gower Road, said point also being the southwesterly corner of Heim; thence with the southerly line of Heim South 54 degrees 19 minutes 14 seconds East a distance of 425.94 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 the following three calls: with a curve turning to the left with an arc length of 230.53 feet, with a radius of 1403.69 feet, with a chord bearing of South 10 degrees 41 minutes 51 seconds West, with a chord length of 230.27 feet, to a point; thence North 84 degrees 00 minutes 26 seconds West a distance of 10.00 feet to a point; thence with a curve turning to the left with an arc length of 221.81 feet, with a radius of 1413.69 feet, with a chord bearing of South 01 degree 29 minutes 53 seconds West, with a chord length of 221.58 feet, to an iron pin set in said right-of-way, said point also being the northeasterly corner of Tract 2; thence with Tract 2 North 57 degrees 08 minutes 45 seconds West a distance of 799.36 feet to an iron pin set in the easterly right-of-way of Gower Road; thence with the easterly right-of-way of Gower Road the following two calls: with a curve turning to the right with an arc length of 289.83 feet, with a radius of 1308.20 feet, with a chord bearing of North 53 degrees 20 minutes 45 seconds East, with a chord length of 289.24 feet, to a point; thence North 59 degrees 41 minutes 34 seconds East a distance of 176.02 feet back to the point of beginning and having an area of 5.84 acres (254,563 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.

INCLUDED with Tract 1 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 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.

Being the same property conveyed to Gary L. Hess by Quitclaim Deed from Ethel Hess, an unmarried person, dated April 22, 1985, and of record in Book 6541, Page 643 at the Register's Office of Davidson County, Tennessee. Also 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, Tennesse. Also being part of the same property which a life estate interest was conveyed to Ethel Hess, dated March 17, 1995, of record in Volume 9623, Page 985, in the Register's Office of Davidson County, Tennessee. Said life estate interest of Ethel Hess terminated upon her death.

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

Gary L Hess
GARY L. HESS

ESTATE OF THOMAS WAYNE HESS

by: Stuart Fisher
Stuart Fisher

STATE OF TENNESSEE
COUNTY OF Davidson

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
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.

Nichole Daniel
NOTARY PUBLIC

My Commission Expires: July 7, 2025

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.

Nichole Daniel
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 Fisler
AFFIANT

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

Nichole 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:
GARY L. HESS
1600 River Rd Pike
Nashville Tn 37209