Karen Johnson Davidson County
Batch# 980403 DEEDQC
03/14/2023 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230314-0018428

THIS INSTRUMENT PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Sydney Rogers Cowan
AFFIANT

Subscribed and sworn to before me this the 14th **day of** MARCH **, 2023.**

Cindy Gaskins
Notary Public

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: 03-03-2026

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
Lisa R. O'Guin 3401 Eastwood Drive Clarksville, TN 37043	-SAME-	p/o 127 00 0 010.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood Miles, also known as Evelyn O. Underwood, deceased, (the "decedent"), who died on October 16, 2021, by operation of law and in connection with the distribution of the estate of the decedent whose Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded under Docket Number 21P-2168, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Lisa R. O'Guin all of the right, title and interest of the decedent and the decedent's estate in and to a certain

tract of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed was prepared based on a survey prepared by Greg Daniels, Professional Land Surveyor Number 1489 and uses a new legal description for the property herein conveyed.

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

WITNESS my hand this 14th day of MARCH, 2023.

Sydney Rogers Cowan, Co-Executrix

Paula Underwood Winters, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Rogers Cowan, Co-Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of MARCH, 2023.

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Notary Public
My Commission Expires: 03-03-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Underwood Winters, Co-Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of MARCH, 2023.

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Notary Public
My Commission Expires: 03-03-2026

EXHIBIT A
Legal Description

0 Buffalo Road, p/o Map 127, Parcel 010.00, Tract 3
A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right-of-way of Buffalo Road (40' R/W assumed) said point being the northwesterly corner of Venture Properties of record in Deed Book 9460, Page 941 R.O.D.C. TN and the southwesterly corner of the herein described tract; said corner having State Plane Coordinates of N – 643,975.8038 E – 1,677,405.4085 and proceeding,

1. With said easterly right-of-way of Buffalo Road N 37deg42'51" E 151.55 feet to a point; thence,

2. N 39deg11'14" E 374.79 feet to a point; thence,

3. With a curve to the left 155.82 feet to an iron pin set; said curve having a radius of 540.00, delta 16deg32'00", tangent 78.46, and chord N 30deg55'14" E 155.28; thence,

4. Leaving said easterly right-of-way of Buffalo Road (a new line) S 44deg38'13" E 373.60 feet to an iron pin set; thence,

5. S 04deg03'38" W 344.78 feet to an existing iron pin at the northeasterly corner of Sheila and Eugene Levine of record in Deed Book 9683, Page 694 R.O.D.C. TN; thence,

6. With the northerly boundary of said Sheila and Eugene Levine N 84deg09'56" W 619.88 feet to an iron pipe at the northeasterly corner of Venture Properties; thence,

7. N 84deg09'56" W 30.89 feet to the point of beginning.

Containing 232,455 square feet or 5.34 acres more or less.

Being the same property conveyed to Edward Douglas Underwood and Evelyn O. Underwood by deed from Gordon E. Drake and Irene W. Drake of record in Deed Book 3570, Page 255, Register's Office for Davidson County, Tennessee.

Also being the same property vested in Evelyn O. Underwood upon the death of Edward Douglas Underwood on January 25, 1995 as evidenced by Affidavit of record as Instrument Number 20200825-0096140, Register's Office for Davidson County, Tennessee. Evelyn Underwood Miles and Evelyn O. Underwood are one and the same person.

This is part of the unimproved property known as 0 Buffalo Road, Nashville, TN 37221.

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 03-14-2023.

03-14-2023
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of March, 2023.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

