Karen Johnson Davidson County
Batch# 980410 DEEDQC
03/14/2023 11:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230314-0018438

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

Cindy Gaskins
**Notary Public**

**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.: |
|---|---|---|
| Paula Underwood Winters<br>7558 Buffalo Road<br>Nashville, TN 37221 | -SAME- | p/o 127 00 0 002.00 |

## 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 Paula Underwood Winters 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

**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

Cindy Gaskins
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

Cindy Gaskins
Notary Public
My Commission Expires: 03-03-2026

## EXHIBIT A

### Legal Description

**7554 Buffalo Road, p/o Map 127, Parcel 002.00, Tract 1**

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 existing iron pin on the westerly right-of-way of Buffalo Road (40' R/W assumed) said point being the northeasterly corner of Hive Trust of record in Instrument Number 20210702-0089783 R.O.D.C. TN and the southeasterly corner of the herein described tract; said corner having State Plane Coordinates of N – 644,120.5698 E – 1,677,466.7897 and proceeding,

1. Leaving said westerly right-of-way of Buffalo Road and with the northerly boundary of Hive Trust N 30deg27'36" W 96.46 feet to a point; said line passes at 59.25 feet an existing iron pin; thence,

2. N 01deg33'34" E 49.96 feet to a point; thence,

3. N 31deg13'37" W 71.73 feet to a point; thence,

4. N 42deg22'49" W 132.23 feet to a point; thence,

5. N 29deg23'07" W 78.33 feet to a point; thence,

6. N 64deg34'49" E 23.76 feet to a point; thence,

7. N 35deg24'45" W 285.14 feet to an existing iron pin at the southeasterly corner of Donald Winters, et ux of record in Instrument Number 20021009-0123378 R.O.D.C. TN; thence,

8. With the southerly boundary of Donald Winters, et ux N 61deg16'17" E 273.99 feet to an existing iron pin; thence,

9. N 50deg15'50" E 76.25 feet to an existing iron pin; thence,

10. N 00deg19'26" W 58.27 feet to an existing iron pin at the southwesterly corner of Sydney Rogers of record in Instrument Number 20020207-0017031 R.O.D.C. TN; thence,

11. With the southerly boundary of said Sydney Rogers N 85deg58'54" E 196.77 feet to an iron pin set; thence,

12. With a new line S 46deg44'36" E 374.34 feet to a point on the westerly right-of-way of Buffalo Road; said line passes at 324.34 feet an iron pin set; thence,

13. With said westerly right-of-way of Buffalo Road a curve to the left 131.81 feet to a point; said curve having a radius of 400.00, delta 18deg52'50", tangent 66.51, and chord S 32deg05'40" W 131.22; thence,

14. S 22deg39'14" W 79.66 feet to a point; thence,

15. With a curve to the right 144.28 feet to a point; said curve having a radius of 500.00, delta 16deg32'00", tangent 72.64, and chord S 30deg55'14" W 143.78; thence,

16. S 39deg11'14" W 375.30 feet to the point of beginning.

Containing 342,714 square feet or 7.87 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 improved property known as 7554 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)

