Karen Johnson Davidson County
Batch# 1041485 DEEDQC
08/22/2023 03:51:16 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20230822-0065691

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
Robert E. Strasser, et al. 2935 Pennington Bend Road Nashville, TN 37214	-same-	062-00-0-041.00 062-00-0-076.00 062-00-0-150.00 062-00-0-133.00 052-00-0-011.00

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT E. STRASSER, Executor of the Estate of Edward Leo Strasser, Jr., deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to ROBERT E. STRASSER, JAMES T. STRASSER and CAROL S. SPENCE [each to receive a one-third (1/3) undivided interest as a tenant-in-common](collectively the "Grantees"), their respective heirs, successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

> LAND in Davidson County, Tennessee, being all those six (6) parcels described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference, the same as though set out herein verbatim

THIS PROPERTY is known generally as 2635B Pennington Bend Road (unimproved), 2637 Pennington Bend Road (improved), 2639 Pennington Bend Road (improved), 2642 Pennington Bend Road (unimproved), and ____ Pennington Bend Road (unimproved), all in Nashville, Tennessee 37214.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 29th day of December, 2022.

ESTATE OF EDWARD LEO STRASSER, JR., deceased

By: Robert E. Strasser Executor
ROBERT E. STRASSER,
Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. MCLEMORE III of the state and county mentioned, personally appeared Robert E. Strasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executor of the Estate of Edward Leo Strasser, Jr., deceased, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of December, 2022.

Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Robert E. Strasser, Executor
Affiant

Sworn to and subscribed before me, this the 29th day of December, 2022.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

EXHIBIT A

Parcel 1

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #.823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the northeasterly margin of Pennington Bend Road, said point of beginning being the southeasterly corner of this tract and also being the Southwest corner of the Edward L. Strasser, Jr. land of record in Deed Book 4092, page 786, R.O.D.C., Tn.; thence with Strasser's line N36°28'39"E 290.00' to an iron pin; thence S47°54'32"E 150.00' to an iron pin; thence leaving strasser's line N29°32'36"E 200.00' to an iron pin; thence N12°04'36"W 67.68' to an iron pin; thence N30°29'04"E 219.16' to an iron pin; thence N73°25'08"E 399.53' to an iron pin; thence with a fence N75°47'01"E 635.60' to an iron pin set at a fence corner; thence leaving said fence S45°29'44"E 233.78' to an iron pin set in a fence line; thence with fence N73°34'39"E 808.43' to an iron pin; thence leaving said fence S46°36'01"E 109.36' to a point in a slough; thence with said slough N27°35'28"E 212.53' to an iron pin set on the southwest bank of the cumberland River; thence along the bank of the said River as follows: N15°32'06"W 90.38' to an iron pin; thence N22°22'45"W 371.95' to an iron pin; thence N20°31'58"W 1387.45' to an iron pin; thence N18°12'57"W 187.37' to an iron pin; thence leaving the bank of the said River and with the line of the E.L. Strasser, Jr. land of record in Deed Book 5783, page 19, R.O. D.C., Tn., S79°43'13"W 358.27' to an iron pin; thence continuing with Strasser's line N11°46'47"W 825.00' to an iron pin; thence N79°43'13"E 312.01' to an iron pin set on the bank of the said Cumberland River; thence with the bank of the said River as follows: N18°38'52"W 406.43' to an iron pin; thence N23°20'04"W 809.63' to an iron pin; thence N48°36'30"W 1676.55' to an iron pin; thence N62°50'41"W 485.51' to an iron pin; thence N68°48'54"W 241.28' to an iron pin; thence leaving the said River and with the westerly side of a ditch or drain and a fence as follows: S33°27'56"W 78.15' to an iron pin; thence S19°16'46"E 207.19' to an iron pin; thence S35°59'24"E 116.71' to an iron pin; thence S66°10'20"E 69.00' to an iron pin; thence S07°17'42"E 75.31' to an iron pin; thence S64°16'58"E 50.42' to an iron pin; thence N66°09'36"E 110.25' to an iron pin; thence S48°35'31"E 66.83' to an iron pin; thence S23°07'32"E 109.52' to an iron pin; thence S62°23'22"E 99.46' to an iron pin; thence S38°54'59"E 14.15' to an iron pin; thence S07°57'09"E 147.90' to an iron pin; thence S23°01'38"E

133.22' to an iron pin; thence S12°03'58"E 50.29' to an iron pin; thence S38°56'33"E 98.86' to an iron pin set at a fence corner; thence leaving said drain or ditch and with a fence S08°20'54"W 2582.95' to an iron pin set at a fence corner; thence continuing with fence S15°19'31"E 26.06' to an iron pin set a fence corner; thence continuing with fence S07°48'20"W 832.89' to an iron pin; thence leaving said fence S78°39'33"E 677.34' to an iron pin; thence S09°23'03"W 440.00' to an iron pin; thence N78°39'33"W 152.00' to an iron pin; thence S09°23'03"W 460.39' to an iron pin; thence with the line of other Strasser land of record in Deed Book 4603, page 363, R. O.D.C.,Tn., S72°46'50"E 225.00' to an iron pin set on the edge of a drive; thence S09°31'45"W with a white plank fence in part a total distance of 737.50' to an iron pin set on the northeasterly margin of Pennington Bend Road; thence with the margin of said Road (25' from the centerline) S58°15'41"E 75.00' to the point of beginning, containing 229.02 acres more or less.

Included in this conveyance is a 15' private water line easement and a 15' private power line easement across a 20.02 acre tract; adjoining the above described tract at the southwest portion of the same. These two easements are for the purpose of servicing and maintaining these utility lines from the dairy barn to the well house as the utility lines are presently located.

Property is subject to an ingress and egress easement 16' wide conveyed to Metro Nashville in Deed Book 5702, page 671, R.O.D.C., Tn., and runs generally with the existing farm road or drive through the above described tract.

Property is subject to a 16' ingress and egress easement running with the existing farm road from Pennington Bend Road to a 6 acre tract owned by E.L.Strasser, Jr. as evidenced in Deed Book 5783, page 19, R.O.D.C.,Tn.

Included in this conveyance is that portion of the original Strasser farm lying between the bank of the Cumberland River as described above and the low water mark of the said Cumberland River. This area was not used in the computation of the total acreage of 229.02 acres more or less.

Being part of the same property conveyed to Edward L. Strasser, Jr. and wife, Sue G. Strasser, by deed of record at Book 5837, page 732, Register's Office for Davidson County, Tennessee.

The said Sue G. Strasser predeceased the said Edward L. Strasser, Jr., leaving him as the sole owner of the subject property. The said Edward L. Strasser, Jr. (the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

Parcel 2

Land in Davidson County, Tennessee and being described according to a survey by J, Bruce Rainey, Surveyor # 823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the northeasterly margin of Pennington Bend Road, said point of beginning being the Northwest corner of this tract and also being the Southwest corner of the Edward L. Strasser, Jr. land of record in Deed Book 4092, page 786, R.O.D.C.,Tn.; thence with Strasser's line N36°28'39"E 290.00' to an iron pin; thence N29°32'36"E 200.00' to an iron pin; thence N12°04'36"W 67.68' to an iron pin; thence N30°29'04"E 219.16' to an iron pin; thence N73°25'08"E 399.53' to an iron pin; thence N75°47'01"E 250.00' to an iron pin in a fence line; thence leaving fence S14°12'59"E 126.00' to an iron pin; thence S44°57'51"W 491.49' to an iron pin; thence S22°18'45"W 473.68' to an iron pin; thence S81°16'33"W 417.59' to an iron pin set on the northeasterly margin of the aforesaid Pennington Bend Road; thence with the margin of the said Road (25' from the center-line) the following calls: N25°01'48"W 37.28' to an iron pin; thence N31°14'08"W 59.27' to an iron pin; thence N37°28'40"W 62.17' to the point of beginning, containing 10.01 acres more or less.

Included in this conveyance is a 15' easement for a private water line running from the existing small house to Pennington Bend Road.

Being part of the same property conveyed to Edward L. Strasser, Jr. and wife, Sue G. Strasser, by deed of record at Book 5837, page 732, Register's Office for Davidson County, Tennessee.

The said Sue G. Strasser predeceased the said Edward L. Strasser, Jr., leaving him as the sole owner of the subject property. The said Edward L. Strasser, Jr. (the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

Parcel 3

A tract of land in the Second Civil District of Davidson County, Tennessee being Lot No. 2 on the plat entitled Strasser Subdivision, plat not of record this date, and being more particularly described as follows:

Beginning at a point on the northerly boundary of the Strasser Subdivision, which is also the southerly right-of-way of Pennington Bend Road, said point being the common corner on the northerly boundary of Lots 2 and 3 of said subdivision and being 1,000.99 feet northwesterly from a point described as a point of beginning for Lot 5 of said subdivision along the southwesterly right-of-way of Pennington Bend Road; and proceeding as follows:

1. S 3° 15' 00" W 754.48 feet to a point on the northerly boundary of the property of A.P. Connell, etux as recorded in Book 1782, page 512, R.O.D.C. Tennessee; thence,
2. N 80° 55' 07" W 165.75 feet along the northerly boundary of the A.P. Connell property; thence,
3. N 3° 15' 00" E 750.08 feet to a point on the southerly right-of-way of Pennington Bend Road; thence,
4. N 82° 26' 08" E 165.36 feet along the southerly right-of-way of Pennington Bend Road to the point of beginning.

Said property containing 2.85 acres, more or less, and being part of the same property conveyed to Edward Leo Strasser, Sr. and wife Alberta Hughes Strasser, by deed recorded in Book 2091, page 564, R.O.D.C., Tennessee.

Easements are as follows:

1. A 10-foot public utilities and drainage easement along the southerly boundary between this lot and the property of A.P. Connell.
2. A 2.5-foot wide anchor easement shall extend southerly along both the easternmost and westernmost lot lines for a distance of 25 feet from the southerly right-of-way of Pennington Bend Road.
3. An existing power easement lies along the southernmost boundary with A.P. Connell, having a width of 57 feet, more or less, as recorded in Book 3924, page 99, R.O.D.C., Tennessee.

Being the same property conveyed to Edward L. Strasser, Jr., and wife, Sue G. Strasser, by deed of record at Book 5837, page 694, Register's Office for Davidson County, Tennessee.

The said Sue G. Strasser predeceased the said Edward L. Strasser, Jr., leaving him as the sole owner of the subject property. The said Edward L. Strasser, Jr. (the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

Parcel 4

Land in the Fourth Civil District of Davidson County, Tennessee, in McSpaddens Bend, on the Cumberland River, and bounded as follows: Beginning at a point in the low water line of Cumberland River, 180 poles above the point where the boundary line of Lot No. 4 of John W. Pennington's land intersects said low water line; thence south 66 deg. W. 18 poles; thence south 15 deg. E. 50 poles; thence north 66 deg. E. 22 poles more or less, to said low water line; thence in a general northwest direction along the meanderings of low water line to the place of beginning, and being part of Lot No. 4 in a subdivision of the land of said John W. Pennington, a plan of which is recorded in Book No. 1 page 40 of the Chancery Court of Davidson County..

The above described property was conveyed to John Nevin by deed from Henry B. Chadwell, of record in Book 469, page 109, Register's Office of Davidson County, Tennessee, the said John Nevin having since died, survived by his widow, Harwella Nevin, who has since died, and the following named children: Cecil Nevin, Mary Kathleen Nevin, Harry Nevin, John Nevin, Jr. and Leo Nevin, the said Leo Nevin having since died.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is the following tract:

A tract of land lying entirely below the 396 foot contour line above mean sea level, situate on the left descending bank of the Cumberland River in the 3rd Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point where the 396 foot contour line crosses the dividing line between the lands now or formerly of Edward Leo, Sr., and Alberta Hughes Strasser and the lands of the subject owner, said point being North 66 deg. 00' East 348 feet, more or less, from the most southwesterly corner of the lands of the subject owner; thence, leaving said Strasser line, severing the lands of the subject owner, and following the 396 foot contour line as it meanders generally North 19 deg. 30' West 825 feet to a point in the line of the lands now or formerly of Strasser; thence, leaving said contour line and along said Strasser line, North 66 deg. 00' East 15 feet to a point in the ordinary high water line of the Cumberland River; thence, southeasterly and upstream, following the meanderings of said water line, a distance of 825 feet, more or less, to a point in the line of the lands of said Strasser; thence, leaving said water line and along said Strasser line, South 66 deg. 00' West 15 feet to the point of beginning.

The above described property was vested in The United States of America by Judgment on Declaration of Taking of record in Book 2337, page 367, Register's Office for said County.

BEING property conveyed to Edward L. Strasser, Jr. in the following manner:

(a) Edward L. Strasser, Jr. became the owner of a one-fourth (1/4) undivided interest in the subject property by deed of record at Book 5783, page 19, Register's Office for Davidson County, Tennessee.

(b) Edward L. Strasser, Jr. and wife, Sue G. Strasser because the owners (as tenants-by-the-entireties) of a three-fourth (3/4) undivided interest in the subject property by deed of record at Book 7678, page 899, said Register's Office. Sue G. Strasser pre-deceased her husband, Edward L. Strasser, Jr. and her interest in the subject property passed to Edward L. Strasser, Jr. This left him as the sole owner of the three-fourth (3/4) undivided interest.

The said Edward L. Strasser, Jr. (hereinafter the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

Parcel 5

Beginning at a point in the northerly margin of Pennington Bend Road, at an iron pin 75 feet eastwardly from an iron pin in the said margin of said road, at the fence which extends along the easterly margin of the driveway leading to the residence of our father, Edward L. Strasser, Sr.; thence easterly, and southeasterly, along the margin of said road 150 feet, more or less, to another iron pin; thence northeasterly 290 feet to an iron pin; thence westerly 150 feet to another iron pin; thence southwesterly, passing through or by a large oak tree 30 feet from the last mentioned iron pin, 290 feet to the point of beginning, and containing approximately 1 acre.

Being the same property conveyed to Edward L. Strasser, Jr. and wife, Sue G. Strasser, by deed of record at Book 4092, page 786, Register's Office for Davidson County, Tennessee.

The said Sue G. Strasser predeceased the said Edward L. Strasser, Jr., leaving him as the sole owner of the subject property. The said Edward L. Strasser, Jr. (the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

Parcel 6

Land in Davidson County and described according to a survey of the Strasser Subdivision, dated February 6, 1985, and recorded in Book 6200, page 199, Register's Office for Davidson County, Tennessee.

Reserved Parcel No. 150, as shown on said survey, consisting of 1.76 acres more or less.

Being the same property conveyed to Edward L. Strasser, Jr. and wife Sue G. Strasser, by deed of record at Book 6514, page 655, Register's Office for Davidson County, Tennessee.

The said Sue G. Strasser predeceased the said Edward L. Strasser, Jr., leaving him as the sole owner of the subject property. The said Edward L. Strasser, Jr. (the "decedent") died on July 18, 2015. The decedent's estate is being administered before the Seventh Circuit Court for Davidson County (Probate Division), in the case styled, In re: Edward Leo Strasser, Jr. (Docket No. 15 P 1385). [Edward L. Strasser, Jr. is one and the same person as Edward Leo Strasser, Jr.] The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument #20230814-0063157, in the Register's Office for Davidson County, Tennessee. A certified copy of the Order appointing Robert E. Strasser to be Executor of the decedent's estate is recorded as Instrument #20230814-0063158, in the Register's Office for Davidson County, Tennessee. Robert E. Strasser has qualified to serve as Executor of the decedent's estate and is now serving as such.

The foregoing described Parcels 1-6, inclusive, are subject to:

1. Current year's property taxes, a lien not yet due and payable.

2. Zoning and land use regulations, as applicable, and such matters as may appear of record which affect the property, including without limitation:

(a) that certain **Notice of Federal Tax Lien** under Internal Revenue Code Section 6324B, of record as Instrument #20181211-0120359, Register's Office for Davidson County, Tennessee; and

(b) that certain State of Tennessee, Department of Revenue, **Notice of Special Use Valuation Tax Lien**, of record as Instrument #20170515-0048187, said Register's Office.