Karen Johnson Davidson County
Batch# 1057408 DEEDQC
10/04/2023 12 00 12 PM 8 pgs
Fees $42 00 Taxes $0 00
20231004-0078093

This Instrument Prepared By:
Tammy L. Anderson, Attorney at Law
Law Office of K. Brian Hay
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Richard Bruce Omohundro	
4005 Nestledown Drive	Same as New Owner
Franklin, TN 37067	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Joyce Omohundro, Richard Bruce Omohundro, Shelbi Omohundro and LeAnna Omohundro, being all the heirs at law of Richard Bond Omohundro, deceased** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Richard Bruce Omohundro** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Two tracts of land in the 14th, formally the 24th Civil District of Davidson County, Tennessee, as follows:

TRACT 1: Being described according to a survey made by W. B. Omohundro, March 1946, as follows: Beginning in the center of a road at the northwest corner of the property conveyed to Lloyd Lester Pilkinton by deed from Otto C. Smith and wife, of record in Book 1383, page 609, Register's Office for said County: thence with the center line of said Road, south 33°east 149 feet; thence south 62½° east 100 feet; thence south 18½° east 100 feet; thence south 10½° west 225 feet; thence south 24½° east 300 feet; thence south 21½° east 300 feet; thence south 23½ east 100 feet; thence south 14° east 221 feet; thence leaving said Road south 7° east 16-4/5 poles (277.2 feet) to a beech; thence south 32 ½ ° west 26 poles (429 feet) to a stone; thence north 65° west 15-3/5 poles (257.4 feet) to Wiley King's westerly line; thence with the meanders of Long Creek, north 6° east 15.2 poles (250.8 feet); thence north 4½ ° west 16.36 poles (269.94 ft.); thence north 12° east 23.6 poles (389.4 ft.); thence north 37-3/4° west 3.64 poles (60.6 feet); thence north 68-3/4° west 6.6 poles (108.9 feet); thence north 79° west 9.7 poles (160.05 ft.); thence north 3¼ ° west 21.2 poles (349.8 feet); thence north 18¼° west 11½ poles (189.75 feet); thence north 28½° west 7¼ poles (119.62 feet); thence north 45-3/4° west 6.6 poles (99.99 feet); thence north 15° east 10.3 poles (169.95 feet); thence north 43° east 3.7 poles (61.05 feet) to a beech on the east bank of Long Creek; thence south 39° east 11 poles (181.5 feet) to a stone; thence north 54-3/4° east 175 feet to the center of a road, the point of beginning, containing 17.03 acres, more or less.

(For information only, Tract 2 of 100.39 acres hereinafter described, was a part of a 136.8 acres tract located in Davidson and Cheatham Counties, owned by George Simmons by deed dated Oct. 9, 1906 of record in Book 341, page 331 R.O.D.C. Tenn. This 100.39 acres was originally in Cheatham County, however, by act of the Legislature Chapter 387 House Bill No. 639 was placed in Davidson County, April 12, 1907).

TRACT 2:
Beginning at a point in Long Creek, south 43° west 3.7 poles from a large beech on the east bank of said creek; thence south 43° west 10.3 poles to a stake, formally a sycamore, at the foot of bank; thence up a hollow, south 66° west 32 poles to a poplar stump at the fork of said hollow and on the north bank of a gully; thence south 36½° west 14-4/5 poles to a white oak stump in said hollow; thence south 60¼° west 100-3/5 poles to a large mulberry in said hollow; thence south 77° west 9 poles, to a large popular on the south side of said hollow; thence north 67° west 2-2/5 poles to a redbud and elm at the head of said hollow, in the edge of a field and in the west boundary line of the Dr. Bainbridge, deceased, tract; thence with said Bainbridge line, north 17° east 18½ poles to a stake 5 feet south of a large white oak, J.H. Clinard's corner in Reeder's west line; thence north 87¼ ° west 36 poles to a stone, J.H. Clinard's corner; thence south 8¼° west 102 poles to a small white oak, J.H. Clinard's corner; thence south 87½° east 22 poles to a stone, with

white oak stump, old hickory pointers, in said Bainbridge old line; south 17° west 62 poles to the center of Ivy Branch, Louise Hyde's northwest corner in J.H. Clinard's east line; thence down said Ivy Branch, with its meanders, as follows: North 57° east 5 poles, south 85° east 8 poles, north 64¼° east 8 poles north 77° east, passing a sycamore on the south bank of said branch, Louise Hyde's corner, at 6-3/5 poles, in all 12-3/5 poles; thence south 78° east 10 poles, north 47¼° east 10 poles, north 88½° east 7.44 poles north 46½° east 13.28 poles; thence north 88° east 11.22 poles, north 44° east 19.44 poles, north 18½° west 4-2/5 poles, north 44° east 13 poles, north 25½° east 5 poles to a beech on the south bank of the said branch; thence leaving said branch, north 59° east 11.68 poles to a redbud and elm on a bluff; thence north 75° east 16 poles to a black oak down, on the west bank of Long Creek; thence down Long Creek with its meanders as follows: North 6° east 15-2/5 poles, north 4½° west 16.36 poles, north 12° east 23.6 poles, north 37¼° west 3.64 poles, north 68¼° west 6.06 poles, north 79° west 9.7 poles, north 3¼° west 21.2 poles, north 18¼° west 11½ poles, north 28½° west 7¼ poles, north 45-3/4° west 6.06 poles, north 15° east 10.03 poles to the beginning in said Long Creek, containing 100.39 acres, more or less.

Being the same property conveyed to Richard Bond Omohundro by instrument of record in Book 4877 at page 503 in the Davidson County Register of Deeds Office. Richard Bond Omohundro died testate on January 11, 2022 and by his un-probated Last Will and Testament, a copy of which is attached hereto as **Exhibit A**, he devised the above described property to his son, Richard Bruce Omohundro. The intestate heirs at law of Richard Bond Omohundro would be his widow Joyce Omohundro and the only children of Richard Bond Omohundro that he ever had (naturally or by adoption), namely Randall Lee Omohundro and Richard Bruce Omohundro. Randall Lee Omohundro predeceased Richard Bond Omohundro having died intestate on November 28, 2016 only ever having had two (2) children, namely Shelbi Omohundro and LeAnna Omohundra.

Tax Parcel #004-28.00
Tax Parcel #004-24.00

Known as: Coopertown Rd

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of _____, 2022

GRANTOR:

Joyce Omohundro
Joyce Omohundro

Richard Bruce Omohundro
Richard ~~Bond~~ Bruce Omohundro

Shelbi Omohundro
Shelbi Omohundro

LeAnna Omohundro
LeAnna Omohundro

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Joyce Omohundro**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of April, 2022.

Notary Public
My Commission Expires: 5-5-2025

(SEAL)

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Richard Bruce Omohundro**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of April, 2022.

Notary Public
My Commission Expires: 5-5-2025

(SEAL)

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Shelbi Omohundro**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of April, 2022.

Notary Public
My Commission Expires:

(SEAL)

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **LeAnna Omohundro**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of April, 2022.

Notary Public
My Commission Expires: 5-5-2025

SHELLY HUMFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ -0-.

Affiant

Subscribed and sworn to before me this 26th day of April, 2022.

TAMMY L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires August 19, 2025 (SEAL)

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

EXHIBIT A

LAST WILL AND TESTAMENT
OF
RICHARD BOND OMOHUNDRO

I, Richard Bond Omohundro, a resident of Davidson County, Tennessee, declare this to be my Will, and I revoke any and all wills and codicils previously made by me.

I am married to Anna Joyce Omohundro ("my spouse"), and we have one (1) living son, Richard Bruce Omohundro, and one (1) deceased son, Randall Lee Omohundro.

ARTICLE I: APPOINTMENT OF EXECUTOR

Executor. I appoint Richard Bruce Omohundro as Executor of my estate, to serve without bond. Should Richard Bruce Omohundro predecease me, or should he for any reason be unable or unwilling to serve at any time as Executor, I appoint my grandson, Jared B. Collier, to serve as Executor, also without bond.

ARTICLE II: SPECIAL BEQUESTS

Memorandum Regarding Personal Property. I may leave a handwritten memorandum designating certain articles of my personal property for various individuals. If I do so, it is my intention that this memorandum be honored by my Executor and that my heirs and beneficiaries abide by the bequests set forth in the memorandum.

Gifts to Richard Bruce Omohundro. I give all real property including all real property located on West Trinity Lane in Nashville, Davidson County, Tennessee; all real property located on Coopertown Road in Joelton, Davidson County, Tennessee; and the real property located at 205 Green Acres Court in Davidson County, Tennessee if owned by me on my death to Richard Bruce Omohundro.

ARTICLE III: DISPOSITION OF RESIDUARY ESTATE

Residuary Estate to Spouse. In the event my spouse survives me, I give the entire residue of my estate, including property of every kind which I may own or have an interest in at the time of my death, real, personal or mixed and wherever situated, together with the proceeds of any policies of insurance on my life which may be payable to my estate, to my spouse.

Alternate Disposition if Spouse Deceased. If my spouse does not survive me, I give the entire residue of my estate to Richard Bruce Omohundro.

ARTICLE IV: PAYMENT OF DEBTS, EXPENSES AND TAXES

Payment of Debts, Expenses and Taxes. I authorize my Executor to pay my debts, funeral expenses, taxes, and the expenses incurred in the administration of my estate. My Executor is specifically authorized, in its sole and unlimited discretion, to apply the proceeds from any insurance policies on my life which are payable to my estate in paying these expenses, notwithstanding the provisions of any state law to the contrary.

Contribution by Spouse Waived. In the event that my Executor should satisfy any debt of mine under circumstances which create a right of contribution from my spouse, I authorize my Executor, in its sole and unlimited discretion, to waive the right to seek contribution from my spouse on behalf of my estate.

ARTICLE V: GENERAL EXECUTOR POWERS

Authorization of Executor. Without diminishing or restricting the powers vested by law or elsewhere in my Will, and subject to all of the provisions of my Will, I authorize and empower my Executor, without having to obtain any judicial authorization or approval, and in the application of their best judgment and discretion on behalf of the beneficiaries of my Will, to exercise all or any of the following powers:

1. **Incorporation of State Law Powers.** I authorize my Executor to exercise the powers specifically enumerated in Tennessee Code Annotated § 35-50-110. These powers, as set out in this statute on the date of the execution of my Will, are granted, notwithstanding that this statute may have been amended or repealed at the time of my death.

2. **Power to Allocate Assets.** My Executor shall, in its sole discretion, make reasonable allocations of the property comprising my estate without being required to apportion each individual asset in satisfying any bequest made herein.

3. **Waiver of Inventory and Accounting.** Pursuant to Tennessee Code Annotated § 30-2-301 and § 30-2-601, I excuse the requirements for making and filing an inventory and court accountings of my probate estate. However, my Executor shall compile and furnish an inventory and an accounting of my estate to any residuary beneficiary under my Will, who may so request.

4. **Standard of Liability.** No person serving as Executor shall be liable for any errors in judgment in the exercise of the powers conferred upon them in this Will. Any person serving as Executor shall only be liable for fraud, dishonesty or willful misappropriation.

In Witness Whereof, I have hereunto set my hand to this my Will, consisting of three (3) pages, each of which bears my initials or signature, at Columbia, Tennessee, this 10th day of July, 2017.

Richard Bond Omohundro

Signed, published and declared by Richard Bond Omohundro as and for his Last Will and Testament, in the presence of us, the undersigned, who, at his request and in his sight and presence and in the sight and presence of each other, have hereunto signed our name as attesting witnesses on the day and date and at the place above written.

Witness

Witness

State of Tennessee
County of Maury

Personally appeared before me, Dalton M. Mounger, a Notary Public in and for said State and County, Deborah Gray and Ashley King, to me known, who made oath as follows:

1. That they were requested by the Testator, Richard Bond Omohundro, to witness his signature to the attached instrument, which purports to be his Last Will and Testament, and they were further requested by the Testator to execute this affidavit;

2. That the Testator signed said instrument and declared the same to be his Last Will and Testament in the presence of each of the undersigned, on the date set forth therein;

3. That each of the undersigned in turn signed the said instrument on the same date, as attesting witnesses, in the sight and presence of the Testator and of each other;

4. That the Testator was of apparent sound mind at the time of the execution of said instrument; and

5. That this affidavit is made pursuant to Tennessee Code Annotated § 32-2-110.

Deborah Gray
Witness

Ashley King
Witness

Sworn to and subscribed to before me this 10th day of July, 2014.

DALTON M. MOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public

My Commission Expires:
6.16.2019

ak/Omohundro, Richard & Joyce/Richard-Will