NEW OWNER(S) ADDRESS:
Cheryl Tatum
325 Franklin Road
Gallatin, TN 37066

Brian A. Tatum
123 Mockingbird Lane
Oakridge, TN 37830

Kenneth E. Tatum
200 Yorktown Drive
Tullahoma, TN 37388

SEND TAX BILLS TO:
Brian A. Tatum
123 Mockingbird Lane
Oakridge, TN 37830

Karen Johnson Davidson County
Batch # 1108492 DEEDQC
03/07/2024 10:59:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240307-0015893

EXECUTOR'S DEED
MAP 75 PARCEL 54.2 54.3

KNOW ALL MEN BY THESE PRESENTS that CHERYL TATUM, Personal Representative for the ESTATE OF WILLIAM RANDALL TATUM for an in consideration of the sum of zero ($0) dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of WILLIAM RANDALL TATUM, the Decedent's Will having been duly admitted to Probate in Sumner County, Tennessee on November 28, 2023 under docket number 2023PR-656, have bargained and sold and hereby remise, release and forever quitclaim to I, CHERYL TATUM, BRIAN A. TATUM and KENNETH E. TATUM as tenants in commons, pursuant to the Last Will and Testament of William Randall Tatum duly probated in the Sumner County Probate Court under docket number 2023PR-656. The following described tract or parcel of land to wit:

> BEING Two tract of land in the 4th Civil District of Davidson County, described according to a survey made by Hickerson and Hickerson Engineers, October 5, 1964, as follows:
>
> TRACT NO. 1: Beginning at an iron pin on the easterly margin of Old Hickory Boulevard south 4 degrees 50' east 309.2 feet and southeasterly 136.8 feet from the intersection of the easterly margin of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker by deed from F.G.

Baker et al, of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1283.78 feet southeasterly 250 feet to an iron pin; thence north 67 degrees 35' east 639.3 feet to an old established wire fence; thence with same north 19 degrees 08' west 160 feet an iron pin; thence south 75 degrees 37' west 629.5 feet to the beginning, containing 3 acres, more or less.

TRACT NO. 2: Beginning at an iron pin at the intersection of the easterly margin of Old Hickory Boulevard and Stoners Creek being the southwest corner of the property conveyed to Robert E. Baker and wife, Anne S. Baker, by deed from Thelma Charlton Baker, et al, of record in Book 3824, page 21, Register's Office for said County; thence with the center of said Creek north 34 degrees 17' east 65.5 feet, north 21 degrees 43' east 288 feet; north 57 degrees 33' east 328.7 to an iron pin; thence with an old established wire fence north 19 degrees 08' west 101.8 feet to an iron pin; thence south 67 degrees 35' west 639.3 feet to an iron pin on the easterly margin of said Boulevard; thence with same around a curve having a radius of 1283.78 feet southeastwardly 103.9 to a monument; thence south 63 degrees 20' east 10 feet to a monument at the beginning of a curve having a radius of 1273.78 feet; thence around said curve in a southeasterly direction 94.9 feet and continuing with the easterly margin of said Boulevard south 31 degrees east 200.2 feet to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to Brian A. Tatum, William R. Tatum and Kenneth E. Tatum by Executor's Quitclaim Deed from Estate of Edna Mae Tatum Batch Number 446684, Instrument Number 20200730-0083930 of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Restrictive covenants contained in instrument recorded in Book 3827, Page 810, Register's Office for Davidson County, Tennessee.

This is the same description as in previous Deed of record.

For the express purpose of carrying out the intent of this conveyance, as above set out, I, Cheryl Tatum, Personal Representative of the Estate of William R. Randall, do hereby Quitclaim and convey all of our interest unto the said Cheryl Tatum, Brian A. Tatum and Kenneth E. Tatum, as tenants in common, their heirs and assigns, and I, Cheryl Tatum, Personal Representative of the Estate of William R. Tatum, covenant with the Grantee that the same is conveyed subject to the limitations and restrictions as may affect the premises. Whenever used, the singular shall include the plural, and the plural singular, and the use of any gender shall be applicable to all genders.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

WITNESS our hands this 4 day of March, 2024.

Cheryl Tatum

CHERYL TATUM, Executrix of the Estate of WILLIAM R. TATUM, and Individually and as Beneficiary of the Estate of WILLIAM R. TATUM

STATE OF TENNESSEE

COUNTY OF Sumner

On this the 4 day of March 2024, before me, Tammy K McGuffie, a Notary Public, appeared **CHERYL TATUM**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed same. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of March 2024, at Gallatin, Tennessee.

TAMMY K MCGUFFIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tammy K McGuffie
NOTARY PUBLIC
My Commission Expires: 7/24/24

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater, is $ -0- .

Cheryl Tatum
AFFIANT

SWORN to and subscribed before me this 4 day of March 2024.

TAMMY K MCGUFFIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tammy K McGuffie
NOTARY PUBLIC
My Commission Expires: 7/24/24

THIS DOCUMENT PREPARED BY:
McCLELLAN, POWERS, EHMLING & ROGERS, P.C.

116 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066
(615) 452-5872