Davidson County
1714 Windover Drive
Deed to Gadson J. Tarleton, III

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
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Karen Johnson Davidson County
Batch # 1115209 DEEDQC
03/26/2024 12:13:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020975

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Gadson J. Tarleton, III 1714 Windover Drive Nashville, TN 37218	SAME	069 11 0 018.00

Gadson Jack Tarleton, Jr. (hereinafter referred to as the "Decedent") died on September 3, 2022, leaving a Last Will and Testament dated March 5, 2009. The Last Will and Testament was admitted to probate on January 5, 2023, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P2204. Decedent also created a certain trust by an instrument dated November 11, 1992, known as the GADSON JACK TARLETON, JR. LIVING TRUST (the "Trust"). The Decedent restated the Trust on March 5, 2009, amended the Trust on March 15, 2012, and once again restated the Trust in its entirety on June 18, 2015. TIAA Trust NA (formerly known as TIAA-CREF TRUST COMPANY, FSB) is named as the Trustee. As a result of the Decedent's death, the successor Trustee wishes to implement the plan of disposition for such property provided for in the said GADSON JACK TARLETON, JR. LIVING TRUST.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, TIAA Trust NA, Trustee of the Family Trust under the Gadson Jack Tarleton, Jr. Living Trust (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, does hereby quitclaim and convey unto Gadson J. Tarleton, III, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 18 on the Plan of Gardner's Gold Coast Subdivision, as of record on Book 2133, page 79, Register's office for Davidson County, Tennessee.

Said Lot No. 18 is more particularly described as follows: Beginning at a point in the westerly margin of Windover Drive, the common corner of Lots 17 and 18 on said Plan; thence with the line between said two lots westwardly 182.5 feet to a point in the easterly margin of the Tennessee Central Railroad right-of-way; thence with the easterly margin of the same, southeastwardly 292.8 feet to a point; thence northeastwardly 191.9 feet to a point in the westerly margin of Windover Drive; thence with the westerly margin of the same, northwestwardly 93.4 feet to a point; thence continuing with said westerly margin, northwardly around a curve with a radius of 239.4 feet, 116.6 feet to the point of beginning.

BEING the same property conveyed to TIAA Trust NA, Trustee of the Family Trust under the Gadson Jack Tarleton, Jr. Living Trust dated November 11, 1992, by Trustee's Quitclaim Deed dated March 19, 2024, of record in Inst.# 20240326-0020969, in Register's Office in Davidson County, Tennessee.

This is improved property known as: 1714 Windover Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Trustee of the Family Trust under the Gadson Jack Tarleton, Jr. Living Trust. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 19 day of March, 2024.

FAMILY TRUST UNDER GADSON JACK TARLETON, JR. LIVING TRUST, GRANTOR

By: _____

TIAA Trust NA, Trustee
Gerard Nester, Vice President

STATE OF ~~TENNESSEE~~ Missouri)
COUNTY OF St Louis City)

On this 19 day of March, 2024, before me personally appeared GERARD NESTER, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Trustee of the Family Trust under the Gadson Jack Tarleton, Jr. Living Trust and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

Monulita Shanta Cruise
Notary Public
My Commission Expires: 8-18-2025

MONULITA SHANTA CRUISE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS CITY
MY COMMISSION EXPIRES AUG. 18, 2025
ID #21796374

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a)(1)(C)(vii) [formerly 67-4-409(a)(3)(G)].