Karen Johnson Davidson County
Batch # 1122775 DEEDQC
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Fees: $27.00 Taxes: $0.00
20240415-0026635

This instrument prepared by Lena Beal, Attorney at Law, 22 Monroe Ave, Lexington, TN 38351

QUITCLAIM DEED

This instrument made and entered into this the 15 day of APRIL, ~~2023~~ 2024, by and between DANIEL ALFRED DAVIS, Party of the First Part, and CHARLES PATRICK DAVIS, Party of the Second Part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of First Part, DANIEL ALFRED DAVIS, hereby conveys and quitclaims all of his rights, title and interest unto the Party of the Second Part, CHARLES PATRICK DAVIS, in and to certain tracts or parcels of land lying and being situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Drakes Branch Road Tract I on a boundary survey dated 03/07/2016 by Steven D. Delle, Tennessee Registered Land Surveyor No. 1710, Delle Land Surveying Company, 408 Nesbitt Lane, Madison, Tennessee, described as follows, to wit: Beginning at a concrete monument in the westerly right of way of Drakes Branch Road and in the northerly right of way of Briley Parkway, said point being the southeastern corner of the herein described tract; Thence, with the right of way of Briley Parkway for the next 7 calls, being fenced, North 85 degrees 45 minutes 45 seconds West, 337.21 feet to an iron rod; Thence, North 83 degrees 14 minutes 20 seconds West, 365.11 feet to a concrete monument; Thence, South 77 degrees 13 minutes 24 seconds West, 155.12 feet to a concrete monument; Thence, North 86 degrees 28 minutes 09 seconds West, 251.51 feet to a concrete monument; Thence, North 89 degrees 11 minutes 11 seconds west, 500.155 feet to a concrete monument; Thence, South 83 degrees 33 minutes 36 seconds West, 402.91 feet to a concrete monument; Thence, North 88 degrees 25 minutes 43 seconds West, 501.SS feet to a concrete monument; Thence, South 62 degrees 41 minutes 34 seconds West, 43.545 feet to an iron rod in a fence line, James Flower's southeastern corner as described in Instrument No. 20140702-0058032, RODC; Thence, with fence, North 47 degrees 10 minutes 40 seconds West, 114.04 feet to an iron rod set; Thence, with fence, North 57 degrees 57 minutes 46 seconds West,

170.52 feet to an 18" Oak; Thence, with fence, North 59 degrees 47 minutes 29 seconds West, 220.42 feet to a painted twin Hackberry; Thence, with fence, North 69 degrees 38 minutes 38 seconds West, 194.76 feet to an iron rod set; Thence, with fence, North 72 degrees 44 minutes 34 seconds West, 90.34 feet to an 18" Hackberry; Thence, with fence, North 57 degrees 54 minutes 29 seconds West, 101.81 feet to a 16" Oak; Thence, with fence, North 47 degrees 37 minutes 10 seconds West, 297.65 feet to an iron rod set; Warranty Deed Thence, with fence, North 35 degrees 03 minutes 26 seconds West, 85.9 feet to an iron rod set; Thence, with fence, North 46 degrees 17 minutes 26 seconds West, 301.00 feet to an iron rod found; Thence, with fence, North 40 degrees 58 minutes 34 seconds West, 133.71 feet to an iron rod found; Thence, with fence, North 32 degrees 44 minutes 21 seconds West, 156.49 feet to an iron rod found "Hart"; Thence, with fence, North 19 degrees 51 minutes 46 seconds West, 61.93 feet to an iron rod found "Hart"; Thence, with fence, North 14 degrees 40 minutes 36 seconds West, 208.17 feet to an iron rod found "Hart"; Thence, with fence, North 09 degrees 53 minutes 35 seconds West, 58.67 feet to an iron rod found "Hart"; Thence, with fence, North 02 degrees 16 minutes 26 seconds West, 317.94 feet to an iron rod found "Hart"; Thence, with fence, North 05 degrees 52 minutes 34 seconds West, 114.35 feet to an iron rod found "Hart"; Thence, with fence, North 14 degrees 40 minutes 36 seconds West, 208.17 feet to an iron rod found "Hart"; Thence, with fence, North 04 degrees 04 minutes 52 seconds East, 72.84 feet to an iron rod found "Hart"; Thence, with fence, North 37 degrees 36 minutes 06 seconds East, 175.94 feet to an iron rod found "Hart'"; Thence, with fence, North 49 degrees 31 minutes 09 seconds East, 80.87 feet to an iron rod found "Hart"; Thence, with fence, North 57 degrees 20 minutes 12 seconds East, 166.35 feet to an iron rod found "Hart"; Thence, with fence, North 75 degrees 58 minutes 33 seconds East, 180.92 feet to an iron rod found "Hart"; Thence, with fence, North 68 degrees 11 minutes 10 seconds East, 115.81 feet to an iron rod set; Thence, with fence, North 46 degrees 33 minutes 04 seconds East, 159.47 feet to an iron rod found "Hart"; Thence, with fence, North 51 degrees 23 minutes 20 seconds East, 100.74 feet to an iron rod found "Hart"; Thence, with fence, North 41 degrees 09 minutes 45 seconds East, 313.24 feet to an iron rod found "Hart"; Thence, with fence, North 49 degrees 09 minutes 16 seconds East, 167.86 feet to an iron rod found "Hart"; Thence, with fence, North 55 degrees 16 minutes 30 seconds East, 185.14 feet to an iron rod found "Hart"; Thence, with fence, North 23 degrees 51 minutes 05 seconds East, 203.94 feet to a 30" Oak; Thence, with fence, North 02 degrees 50 minutes 46 seconds East, 20.23 feet to a 16" Hickory; Thence, with fence, North 02 degrees 31 minutes 09 seconds West, 348.76 feet to an iron rod found "Hart"; Thence, with fence, North 00 degrees 48 minutes 32 seconds West, 132.45 feet to an iron rod found in a 16" Hackberry; Thence, with fence, North 03 degrees 35 minutes 07 seconds East, 536.65 feet to a concrete monument at the

northeast corner of the Charles Tambellini property as described in Instrument No. 20120327-0025929, RODC and in the south line of the Cindy Comer property as described in Deed Book 9312, Page 520, RODC; Thence, with Comer's south line, generally 10 feet or so, south of a fence, South 83 degrees 33 minutes 55 seconds East, 922.82 feet to an iron rod set at a fence corner; Thence, with fence, South 04 degrees 08 minutes 20 seconds West, 535.76 feet to an iron rod found; Thence, with fence, South 08 degrees 33 minutes 09 seconds West, 688.00 feet to an iron rod set; Thence, with fence, South 10 degrees 38 minutes 08 seconds West, 284.68 feet to an iron rod set; Thence, with fence, South 04 degrees 52 minutes 18 seconds West, 191.32 feet to an iron rod set at a fence corner post Robert McEwen's southwestern corner as described in Instrument No. 20090918-0087270, RODC; Thence, South 79 degrees 51 minutes 37 seconds East, 483.38 feet to an iron rod found; Thence, South 79 degrees 42 minutes 16 seconds East, 838.35 feet to an iron rod set at a fence corner post; Thence, with fence, South 07 degrees 42 minutes 34 seconds West, 423.12 feet to an iron rod set; Thence, with fence South 02 degrees 44 minutes 33 seconds West, 218.53 feet to an iron rod set; Warranty Deed Thence, with fence, South 05 degrees 47 minutes 43 seconds West, 949.56 feet to an iron rod found at the northwest corner of the Janet Carr property as described in Instrument No. 20120905-0080365, RODC; Thence, with Carr's lines, being fence, South 05 degrees 47 minutes 56 seconds West, 279.78 feet to an iron rod found; Thence, with fence, South 82 degrees 37 minutes 39 seconds East, 929.19 feet to an iron rod found in the westerly right of way of Drakes Branch Road; Thence, with a curve to the left having a Delta Angle of 14 degrees 00 minutes 44 seconds, a Radius of 736.20 feet, an Arc Length of 180.04 feet, a Chord Bearing of South 10 degrees 25 minutes 58 seconds West, and a distance of 179.595 feet to the point of beginning and containing 195.817 acres.

This is unimproved real property located and known as 4855 Drakes Branch Road, Nashville, TN 37218 and further described in Map 58, Parcel 56.00

And said Real Property being a portion of the Real Property conveyed to Gloria Dean Luttrell and Annie Mildred Davis, a one-third (1/3) undivided interest each, and Gloria Dean Luttrell ad Annie Mildred Davis as Co-Trustees for Bertha Helen Woodroff, a one-third (1/3rd) undivided interest by Deed from Hettie Woodroof, a widow, and recorded in Book 4200, page 983 Register's Office for Davidson County, Tennessee.

The said Goria Dean Luttrell, being one and the same person as Gloria Woodroof Luttrell, died 01 February 2015, leaving a paperwriting dated 18 March 2011, which paperwriting was admitted to probate on 12 March 2015, in Seventh Circuit Court, (Probate Division), Twentieth Judicial

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District, Metropolitan Nashville and Davidson County, Tennessee, Case No. 15P-0358. In said Last Will and Testament admitted to probate, the deceased, Ms. Luttrell, devised her interest in the said Real Property to her son, R. David Luttrell, and her daughter, Dina L. (Luttrell) Gordon, in equal shares, tenants in common.

The said Annie Woodroof Davis, being one and the same person as Mildred Woodroof Davis and Mildred W. Davis, died testate, having left a paperwriting Last Wil and Testament dated October 20, 2010, on June 6, 2016 and whose Probate Estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, under Docket No. 16P-1372. Per the Last Will and Testament of Mildred Woodroof, her interest in the herein described property was devised to Daniel Alfred Davis and Charles Patrick Davis in equal shares as tenants in common.

The said Bertha Helen Woodroof died 16 December 2000, intestate and without issue and eaving as her only heirs at law Gloria Dean (Woodroof) Luttrell and Annie Mildred Woodroof Davis. The Estate of said Bertha Helen Woodroof was aditted to probate in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee under Docket No. 01P-348 on February 28, 2001.

This being the same property conveyed to Daniel Alfred Davis and Charles Patrick Davis in equal shares as Tenants in Common, by deed of Dina Luttrell Gordon, instrument no. 20190823-0085222, Register's Office, Davidson County, Tennessee.

SAID ACREAGE INCLUDES BUT HEREBY EXPRESSLY EXCLUDES ANY AND ALL PORTIONS OF THE PUBLIC ROAD RIGHT OF WAYS.

THIS DEED WAS PREPARED FROM PREVIOUS DEED WITH NO SURVEY, NO OPINION RENDERED AS TO ACCURACY OF LEGAL DESCRIPTION.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his signature, on this the 15 day of April, 2023. 2024 MR.

4-15-24

DANIEL ALFRED DAVIS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named DANIEL ALFRED DAVIS, the within named bargainer, with whom I am personally acquainted, and who, acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Lexington, Tennessee, on this the 15 day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-4-2026

BYRETTA BRODY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FUTURE TAXES WILL BE PAID BY:

The parties hereto acknowledge that Lena Beal, Attorney at Law, is not the closing agent for this transaction pursuant to the provision of Section 6045(a) of the Internal Revenue Code as amended by the Tax Reform Act of 1966.

NO TITLE OPINION RENDERED

STATE OF TENNESSEE, HENDERSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater $ 10, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 15 day of APRIL, ~~2025~~ 2024 DD

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10 DD, **Affiant**

Subscribed and sworn before me this the
15 **Day of** April, **20**24.
Brandi Weis, **Deputy Register**