Karen Johnson Davidson County
Batch # 1184485 DEEDQC
09/20/2024 01:13:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240920-0073154

THIS INSTRUMENT PREPARED BY:
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Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

CO-EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
ARIEL D. ELAM, CO-TRUSTEE 2544 Phillips Rd. Lewisburg, TN 37091	SAME	17300007600

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

Whereas, Ariel M. Elam owned certain real property in Davidson County, Tennessee;

Whereas, the Last Will and Testament of Ariel M. Elam appointing Ariel D. Elam and David D. Kotsch, Co-Executors was duly probated in the Probate Division of the Seventh Circuit Court for Davidson County Tennessee, Docket #24P680;

Whereas, said real property is included in the probate estate pursuant to T.C.A. §31-2-103;

Now, therefore, we, ARIEL D. ELAM and DAVID D. KOTSCH, CO-EXECUTORS OF THE ESTATE OF ARIEL M. ELAM, ("GRANTORS"), hereby transfer, convey and quitclaim to ARIEL D. ELAM and DAVID D. KOTSCH, CO-TRUSTEES OF THE ELAM FAMILY TRUST U/W/O ARIEL M. ELAM their successors and assigns, ("GRANTEES"), all of GRANTORS' right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of September, 2024.

ARIEL D. ELAM, CO-EXECUTOR OF THE ESTATE OF ARIEL M. ELAM

STATE OF TENNESSEE)
COUNTY OF Marshall)

Before me personally appeared ARIEL D. ELAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Executor of the Estate of Ariel M. Elam, and that he as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2024.

KAY HOBBS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My Commission Expires: 11-30-24

WITNESS my hand this 16th day of September, 2024.

David D. Kotsch

DAVID D. KOTSCH, CO-EXECUTOR OF THE ESTATE OF ARIEL M. ELAM

STATE OF KENTUCKY)
COUNTY OF Ohio)

Before me personally appeared DAVID D. KOTSCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Executor of the Estate of Ariel M. Elam, and that he as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of Sept., 2024.

Tamara Taylor

Notary Public
My Commission Expires: 12-9-24

Tamara Taylor KYNP18669 NOTARY PUBLIC EXP. 12/09/2024 STATE AT LARGE, KENTUCKY

EXHIBIT A

A tract of land in the 5th, formerly the 7th Civil District of said County, described according to a survey made May 17, 1929, by Eric Drake County Surveyor of said county, as follows:

Beginning on the southwesterly margin of a county road, the northeast corner of Dr. Gaines' land and running thence with Gaines' east line and Ann Hill's east line, south 3-1/2 degrees west 179.5 poles to said Ann Hill's corner, thence with Hill's northerly line, south 86-1/4 degrees east 49.4 poles to the southwest corner of the Old Whitsitt, now the Tom Brooks' land; thence with Brooks' west line, as follows: North 3-1/4 degrees east 109.6 poles to a stone: east 6.3 poles to a stone; north 2-1/2 degrees east 12.3 poles to a stone; south 79-1/4 degrees west 6.4 poles to a stone; north 3-1/4 degrees east 58 poles to the center of the county road; thence with the center of said road as follows: North 81-1/2 degrees west 22 poles; south 89-1/2 degrees west 11 poles; north 86-1/2 degrees west 15.85 poles to the beginning, containing 55.60 acres, more or less.

Being the same property conveyed to Ariel M. Elam by warranty deed of record in book 8466, page 586, Register's Office for Davidson County, Tennessee.

The property address is 1065 Barnes Rd., Antioch, TN 37013.