Karen Johnson Davidson County
Batch# 1199232 DEEDQC
10/31/2024 08:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241031-0083892

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Truxton Trust Company, Trustee of the Murray Polk Smartt Trust 20 Burton Hills Blvd., Ste. 200 Nashville, TN 37215 Truxton Trust Company, Trustee of the Elizabeth Page Polk Trust 20 Burton Hills Blvd., Ste. 200 Nashville, TN 37215 Sandra M. Polk 101 Jocelyn Hills Dr. Nashville, TN 37205	Truxton Trust Company 20 Burton Hills Blvd., Ste. 200 Nashville, TN 37215	Map 129-02 Parcel 57

Marshall T. Polk III (the "Decedent") died testate on June 22, 2023, leaving a Last Will and Testament dated August 26, 2021 (the "Will"), which has been probated and properly recorded under Docket No. 23P1299, in the Seventh Circuit Court of Davidson County, Tennessee. Truxton Trust Company is the duly appointed and acting Executor of the Decedent's estate (the "Grantor"), which owned a fifty percent (50%) interest in the real property described below (the "Property"). Under the Decedent's Will, upon his death, the Grantor's share of Property passed in equal shares to Truxton Trust Company, as Trustee of the Murray Polk Smartt Trust, and to Truxton Trust Company, as Trustee of the Elizabeth Page Polk Trust, as equal tenants-in-common (collectively, the "Grantees").

Now therefore, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor, by these presents does hereby quitclaim and convey unto the Grantees, as equal tenants-in-common, all of its right, title and interest in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 101 Jocelyn Hills Drive, Nashville, TN 37205.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 29th day of October, 2024.

Truxton Trust Company Executor of the Estate of Marshall T. Polk III

Name: Susan R Ney
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Susan R Ney, as Vice President of Truxton Trust Company, the Executor of the Estate of Marshall T. Polk III, the within named bargainor who acknowledged that they have the authority to sign on behalf of the Company and they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 29th day of October 2024.

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Pam Gardiner
Notary Public
My Commission Expires: 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 29th day of October 2024.

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Pam Gardiner
Notary Public
My Commission Expires: 7-6-2026

EXHIBIT A

TRACT 1:

Parcel A: A tract of land in the 8th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 4, 1973, as follows:

Beginning at an existing concrete monument, which is in the northwest corner of Section 4, West Meade Farms, as recorded in Book 1834, page 94, Register's Office of Davidson County, Tennessee, and the southeast corner of West Meade Farms, Section J, as recorded in Book 1835, page 25, said Register's Office, and proceeding as follows: South 9° 42' West 700.42 feet to an iron pin; thence North 85° 19' West 476.6 feet to an iron pin; thence North 70° 26' West 476.0 feet to an iron pin; thence North along the easterly boundary of West Meade Farms, Section 11, as recorded in Book 2331, page 102, said Register's Office, North 1° 42' West a distance 322.8 feet to an existing monument; thence North 68° 24' East 299.4 feet to an existing monument; thence North 73° 01' East a distance of 327.1 feet to an existing monument; thence North 84° 21' East a distance of 362.8 feet to an existing monument; thence South 54° 00' East 121 feet to the point of beginning, containing 13.90 acres, more or less.

Parcel B: A 50-foot easement for the benefit of Parcel A for ingress and egress over, under and across the premises, the center line of which crosses a certain tract of land in the 8th Civil District of Davidson County, Tennessee, and portions of Lots Nos. 939, 942 and 943 on the Plan of West Meade Farms, Inc., Section 12, of record in Plan Book 3106, page 22,

Register's Office of said County, and the remainder of Parcel A from the plan of record in Book 2331, page ill, Register's Office of said County, and which center line is more particularly described as follows:

Beginning at the center line of a cul-de-sac in Baskin Drive, as recorded on the Revised Plan of West Meade Farms, Inc., Section 12, Plan Book 3106, page 22, Register's Office of Davidson County, Tennessee, and proceeding as follows: South 13° 57' East a distance of 64.3 feet to a point; thence with a curve to the left, having a radius of 109.60 feet, a distance of 149.08 feet to a point; thence continuing with a curve to the left, having a radius of.109.60 feet, a distance of 149.08 feet to a point; thence North 10° 11° East a distance of 252.34 feet to a point; thence with a curve to the left, having a radius of 526.30 feet, a distance of 364.67 feet to a point; thence North 29° 31' West a distance of 72.20 feet to a point; thence with a curve to the right having a radius of 395.9 feet, a distance of 105.38 feet .to a point; thence North 14° 16' West a distance of 190 feet to a point; thence with a curve to the right, having a radius of 460.9 feet, a distance of 253.4 feet to a point; thence North 17° 14' East a distance of 306.60 feet to a point in the property line of the Allen Cargile Homeplace, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 15, 1973.

Being part of the property conveyed to Marshall T. Polk III and Sandra M. Polk as equal tenants-in-common by Quitclaim deed dated July 27, 2012, Instrument Number 20120806-0069701, Register's Office for Davidson County, Tennessee.

TRACT 2:

A tract of land in the first Civil District of Davidson County, Tennessee, and being a part of Parcel 45 on Tax Map 129-2 and being more particularly described as follows: Beginning at an old iron pin located at the southwest corner of the Marshall T. Polk. III. et ux property of record in Book 5312, page 222, Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described tract and proceeding as follows: With the southerly boundary of the Polk property South 70° 26' East a distance of 476.0 feet to an old iron pin; thence continuing with the southerly boundary of the Polk property South 85° 19' East a distance of 357.0 feet to a new iron pin, thence South 26° 28' West a distance of 644.6 feet to a new iron pin, thence South 43° 03' 30" West a distance of 150.0' to a new iron pin, thence crossing Jocelyn Hills Road North 81° 56' 30" West a distance of 113.2' to an old iron pin in concrete in the east line of West Meade Farms, Inc. Section XII of record in Book 2331, page 111, Register's Office for Davidson County, Tennessee; thence with the east line of West Meade Farms, Inc., Section XII of record in Book 2331, page 111, North 48° 59' West a distance of 376.9 feet to an old iron pin in concrete: thence, with the east line of West Meade Farms, Inc., Section XI of record in Book 2331, page 102, Register's Office for Davidson County, Tennessee, North 1° 42' West a distance of 612.3 feet to the point of beginning containing 10.0 acres +/- as per survey by Turner Engineering Company dated 7-31-92 and being Job No. 10, W.O. #6655.

Being part of the property conveyed to Marshall T. Polk III and Sandra M. Polk as equal tenants-in-common by Quitclaim deed dated July 27, 2012, Instrument Number 20120806-0069701, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct 29, 2024 (date of document).

Affiant Signature

10/29/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

