Karen Johnson Davidson County
Batch# 1230982 DEEDQC
01/28/2025 11:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250128-0006409

Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

JAMES HARRY CAROTHERS, III,
Executor of the ESTATE OF JAMES HARRY CAROTHERS, JR., deceased

TO

JAMES HARRY CAROTHERS, III

EXECUTOR'S QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 23rd day of January 2025, by and between JAMES HARRY CAROTHERS, III, Executor of the ESTATE OF JAMES HARRY CAROTHERS, JR., ("Grantor"), and JAMES HARRY CAROTHERS, III, a married man ("Grantee"),

WITNESSETH:

James Harry Carothers, Jr., died testate on May 31, 2024. The Last Will and Testament of James Harry Carothers, Jr., executed March 24, 2024, was admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P1406, on July 08, 2024. Said Last Will and Testament appointed James Harry Carothers, III, Personal Representative and the same James Harry Carothers, III, was appointed Executor of the estate by Order signed and entered on July 22, 2024. Letters Testamentary were issued by the Court on July 23, 2024.

The Grantor does herby transfer to Grantee, all right, title, claim, and interest in and to the following tracts/parcels of realty situated in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT/PARCEL 1:

BEING Land in the 13th, formerly 2nd, Civil District of Davidson County, Tennessee, lying on the northerly side of Smith Springs Road, and beginning at a point 25 feet east of the southwest corner of Lot No. 1 on the Map of J. H. Chadwell's Land, not of record, the same being 25 feet east of the southeast corner of the Cato Bass property, and being the southeast corner of the property conveyed above to Alex B. Liddle and wife, Margaret J. Liddle; thence along the center of the said Smith Springs Road in a general easterly direction, 25 feet to a point; thence north 1° 20' east along a line parallel to and 50 feet east of the Cato Bass easterly line, 768.7 feet to a point on the Carothers-Holmes line; thence in a westerly direction along said line 25 feet to a point, the northeast corner of the property

conveyed above to Alex B. Liddle and wife, Margaret J. Liddle; thence south 1° 20' west along a line parallel to and 25 feet east of the Cato Bass line, 768.7 feet to the center of Smith Springs Road, the point of beginning.

BEING the same property conveyed to James H. Carothers, Jr., his Heirs and Assigns, by Quitclaim Deed from Dorothy Liddle, dated December 15, 2021, and recorded January 05, 2022, as Instrument No. 20220105-0002030, in the Register's Office for Davidson County, Tennessee.

THE said James H. Carothers, Jr., and James Harry Carothers, Jr., being one and the same person.

THIS is unimproved property known as 0 Smith Springs Road, Antioch, TN 37013.

PARCEL ID: 151-00-0-089.00

TRACT/PARCEL 2:

BEING Land in the 3rd Civil District of Davidson County, Tennessee, being 5 1/3 acres in the southwest corner of Lot No. 1 on the Map of J. H. Chadwell's land, not of record, said lot containing in all 49.58 acres, more particularly described as follows:

BEGINNING in the center of Smith Springs Road 305 feet easterly from the southwest corner of said Lot No. 1; thence north 88° west 305 feet with the center of Smith Springs Road to the southwest corner of said tract of land, thence north 1° 01' west 768.7 feet to the northwest corner of said tract of land; thence with the line between Lots Nos. 1 and 2 north 83° 47' east 310 feet, more or less, to a point; thence south 1° 01' east approximately 75 feet to the point of beginning.

BEING the same property conveyed to James H. Carothers, Jr., and wife, Charlotte M. Carothers, by Quitclaim Deed from James H. Carothers, Jr., married, dated August 24, 2011, and recorded on September 06, 2011, as Instrument No. 20110906-0068670, in the Register's Office for Davidson County, Tennessee.

THE said James H. Carothers, Jr., and James Harry Carothers, Jr., being one and the same person.

THE said Charlotte M. Carothers passed away on June 19, 2017, leaving James H. Carothers, Jr., as the surviving tenant by the entirety and sole owner of the described property.

THIS is improved property known as 3296 Smith Springs Road, Antioch, TN 37013.

PARCEL ID: 151-00-0-004.00

TRACT/PARCEL 3:

BEING Land in the 2nd Civil District of Davidson County, Tennessee, being 6.65 acres, more or less, of the lands immediately adjoining the property purchased by the said J. H. Carothers, Sr., and wife, Mary A. Carothers, from Oscar M. Lucas, Sr., and wife, Pauline B. Lucas, by deed dated November 24, 1947, of record in Book 1542, Page 476; also being shown on the Map of Subdivision of Lot No. 1 of the division of the J. H. Chadwell land in said 2nd Civil District, described according to a survey made by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center of Smith Springs Road 305 feet easterly from the Southwest corner of Lot No. 1; thence north 1° 20' east with the line between the property heretofore purchased by J. H. Carothers, Sr., and wife, 806 feet to a stake in the line between Lots 1 and 2; thence with the line between Lots 1 and 2, said Lot No. 2 now being owned by J. R. Hudson, north 85° 10' east 350 feet to a stone; thence south 1° 20' west 848.7 feet to the center of Smith Springs Road; thence with the center of Smith Springs Road north 86° west 350 feet to the point of beginning.

BEING the same property conveyed to James H. Carothers, Jr., by Affidavit of Heirship, dated November 26, 1996, and recorded on December 02, 1996, in Book 10276, Page 633, in the Register's Office for Davidson County, Tennessee.

THE said James H. Carothers, Jr., and James Harry Carothers, Jr., being one and the same person.

THIS is improved property known as 3304 Smith Springs Road, Antioch, TN 37013.

PARCEL ID: 151-00-0-005.00

TRACT/PARCEL 4:

BEING a parcel of land lying and being situated in the 2nd Civil District of Davidson County, Tennessee, and being described according to an unrecorded survey made by Raymond E. Binkley, Registered Land Surveyor, Tennessee No. 714, dated July 22, 1979, described as follows, to-wit:

BEGINNING at a point in the centerline of Smith Springs Road, said point being the southeasterly corner of the property conveyed to Roy A. Alcorn and wife, Virgie L. Alcorn, of record in Book 4629, Page 714, Register's Office for Davidson County, Tennessee and being the southwesterly corner of the property conveyed to the United States of America, of record in Book 3858, Page 231, Register's Office for Davidson County, Tennessee; thence north 10° 07' east 392.0 feet to a point; thence north 79° 53' west 40 feet to a point; thence south 10° 07' west 392.50 feet to a point in the centerline of Smith Springs Road; thence with the centerline of Smith Springs Road south 78° 08' east 40 feet to the point of beginning.

BEING the same property conveyed to James H. Carothers, Jr., by Affidavit of Heirship,

dated November 26, 1996, and recorded on December 02, 1996, in Book 10276, Page 633, in the Register's Office for Davidson County, Tennessee.

THE said James H. Carothers, Jr., and James Harry Carothers, Jr., being one and the same person.

THIS is unimproved property known as 0 Smith Springs Road, Antioch, TN 37013.

PARCEL ID: 151-00-0-008.00

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

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty this 23 day of January, 2025.

James H. Carothers III

JAMES HARRY CAROTHERS, III, Executor of the
ESTATE OF JAMES HARRY CAROTHERS, JR.

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES HARRY CAROTHERS, III, Executor of the ESTATE OF JAMES HARRY CAROTHERS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2025.

My Commission Expires:

7/6/2028.

Alan Houshelder

Notary Public

ALAN HOUSHELDER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 6, 2028
COUNTY OF DAVIDSON

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes
James H. Carothers, III 298 Freedom Court Murfreesboro, TN 37129	Same/Owner
Property Addresses	**Parcel No.**
0 Smith Springs Road Antioch, TN 37013	151-00-0-089.00
3296 Smith Springs Road Antioch, TN 37013	151-00-0-004.00
3304 Smith Springs Road Antioch, TN 37013	151-00-0-005.00
0 Smith Springs Road Antioch, TN 37013	151-00-0-008.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv) as a deed executed by an Executor to implement a testamentary devise.

Tennessee Certification of Electronic Document

I, Ariel Ottinger, do hereby make oath that I am 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.

Affiant Signature

1/28/25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 28th day of January, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26