Karen Johnson
Batch # 1276346
05/22/2025 12 23 39 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250522-0040399

Prepared by and Return to:

Mary Patty Lynn Levan
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9331

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Glenda Frances Bowles **1673 Sugarfield Lane** **Knoxville, TN 37932**	**SAME**	**120 09 0 052.00**

Raymond Edward Tarkington (a/k/a "Ray E. Tarkington" and hereinafter referred to as the "Decedent") died on October 29, 2024, leaving a Last Will and Testament dated December 21, 2023 and a First Codicil to the Last Will and Testament dated June 10, 2024. The Last Will and Testament and First Codicil were admitted to probate on January 10, 2025, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 24P2613. The Personal Representative, Sam H. Poteet, Jr., is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Sam H. Poteet, Jr., Personal Representative of the Estate of Raymond E. Tarkington (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Glenda Frances Bowles, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5A21 on the Plan of Glengarry Park, Section 5A, as of record in Book 3300, page 58, Register's Office for said County.

SAID lot fronts 123.4 feet on the northeasterly margin of Currey Road and runs back 168.0 feet on the northwesterly line and 164.0 feet on the southeastern line to a rear line of 151.4 feet.

Being the same real property conveyed to Ray E. Tarkington by Deed from Andrew Ewing, Trustee, of record in Book 5221, Page 578, Register's Office for Davidson County, Tennessee.

Said Lot 5A21 is conveyed expressly subject to the following:

1. Restrictive Covenants of record in Book 1788, page 349, Book 2796, page 604; Book 2796, page 616; Book 3377, page 567, Register's Office for said County.
2. Easement for sewers to Metro of record in Book 4420, page 709, Register's Office for said County.

This is improved property known as: 818 Currey Rd., Nashville, in Davidson County, TN

The legal description stated above has been taken from the prior Deed conveying the interest in said property to the Decedent. 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 21 day of May, 2025.

ESTATE OF RAYMOND E. TARKINGTON-GRANTOR

By: _____
SAM H. POTEET, JR., Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Cody Henley, a Notary Public of this County, SAM H. POTEET, 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 he is the Personal Representative of the Estate of Raymond E. Tarkington and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 21 day of May, 2025.

Notary Public
My Commission Expires: 7/6/2026

CODY M. HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires: July 6, 2026

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(C)(iv).