ADDRESS OF NEW OWNERS &
SEND TAX NOTICES TO:

Keith Chisam
212 Black Rd.
McMinnville, TN 37110

Jeremy Chisam
207 Ross Ave.
McMinnville, TN 37110

Jeffrey Chisam
161 Maryview Ct.
McMinnville, TN 37110

Anthony Koehler
Mahogany Trl.
Murfreesboro, TN 37130

Gary Proctor
4300 Bull Run Rd.
Ashland City, TN 370`5

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1324362 DEEDQC
09/19/2025 12:15:25 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250919-0075096

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 8 day of September, 2025, between **SHELLEY MECHELLE JOSEY, Co-Executor,** and **KEITH CHISAM, Co-Executor,** as Grantors, and **KEITH CHISAM, JEREMY CHISAM, JEFFREY CHISAM, ANTHONY KOEHLER** and **GARY PROCTOR,** referred to herein as Grantees.

WHEREAS, Joel A. Hoffman died on November 11th, 2023, a single person and testate, a citizen and resident of Davidson County, Tennessee. His Last Will and Testament was admitted to probate in the Estate of Joel A. Hoffman, Case # 24P - 339 in the Seventh Circuit Court of Davidson County (Probate Division), Tennessee with the above-named, Shelley Mechelle Josey and Keith Chisam being appointed as Co-Executors of the Estate; and

WHEREAS, Joel A. Hoffman died owning a certain parcel of real estate located in Davidson County, Tennessee at time of his death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **SHELLEY MECHELLE JOSEY** and **KEITH CHISAM**, in their capacity as Co-Executors of the Estate of Joel A. Hoffman, do hereby bargain, sell, and QUITCLAIM unto the following as tenants in common, pursuant to their respective shares according to the admitted and probated Last Will and Testament of Joel A. Hoffman:

to **KEITH CHISAM** a thirty-five percent **(35%)** share;
to **JEREMY CHISAM** a thirty percent **(30%)** share;
to **JEFFREY CHISAM** a five percent **(5%)** share;
to **ANTHONY KOEHLER** a five percent **(5%)** share; and
to **GARY PROCTOR** a twenty-five percent **(25%)** share, as tenants in common, of all of his and of the Estate of Joel A. Hoffman's rights, title and interests in and to the below described property, being a certain tracts or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Map-Parcel Nos.
055 00 053.00

Land in Davidson County, Tennessee, beginning at an iron rod found in the Northerly right of way of Bull Run Road approximately 3,268 feet West of Pine Valley Road, said point being the Southeast corner of the Robert and Linda Barnes property as described in Deed Book 10043, Page 7, Register's Office for Davidson County, Tennessee. Thence continuing with said right of way, South 62 degrees 47 minutes 05 seconds West, 321.45 feet to an iron rod; Thence leaving said right of way, North 14 degrees 47 minutes 31 seconds West, 800.05 feet to an iron rod; Thence, South 88 degrees 02 minutes 41 seconds West, 2,330.68 feet to an iron rod; Thence, North 16 degrees 08 minutes 10 seconds East, 495.00 feet to an iron rod; Thence, North 28 degrees 08 minutes 10 seconds East, 297.00 feet to an iron rod; Thence, North 53 degrees 08 minutes 10 seconds East, 297.00 feet to an iron rod; Thence, North 21 degrees 38 minutes 10 seconds East, 181.50 feet to an iron rod; Thence, North 17 degrees 51 minutes 50 seconds West, 165.00 feet to an iron rod; Thence, North 39 degrees 51 minutes 50 seconds West, 247.50 feet to an iron rod; Thence, North 01 degrees 51 minutes 50 seconds West; 346.50 feet to an iron rod; Thence, North 30 degrees 08 minutes 10 seconds East, 528.00 feet to an iron rod; Thence, North 69 degrees 20 minutes 15 seconds East, 618.93 feet to an iron rod; Thence, North 54 degrees 07 minutes 12 seconds East, 253.85 feet to an iron rod; Thence, North 82 degrees 27 minutes 09 seconds East, 563.13 feet to an iron rod; Thence, North 05 degrees 52 minutes 36 seconds East, 1,909.22 feet to an iron rod; Thence, South 83 degrees 45 minutes 47 seconds East, 1,478.86 feet to an iron rod; Thence, South 06 degrees 24 minutes 49 seconds West, 595.09 feet to an iron rod; Thence, South 04 degrees 40 minutes 05 seconds West, 1,551.08 feet to a set stone; Thence, South 07 degrees 38 minutes 14 seconds West, 2,212.90 feet to an iron rod; Thence, North 89

degrees, 17 minutes 12 seconds West, 514.32 feet to an iron rod; Thence, South 16 degrees 12 minutes 46 seconds East, 663.13 feet to the point of beginning and containing 237.47 acres, more or less, as described by Belle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, TN 37115.

Being the same property conveyed to Joel A. Hoffman by Warranty Deed dated May 8, 1995 from Edward M. Culver and wife, Avolyn P. Culver and Alan D. Goodwin and wife, C. Elaine Goodwin, of record in Book 9668, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel A. Hoffman by Quitclaim Deed dated August 16, 2007 from Joel A. Hoffman of record at Instrument Number 20070820-0099387, Register's Office for Davidson County, Tennessee.

Joel A. Hoffman died testate on November 11, 2023, in Davidson County, Tennessee, without surviving spouse or issue. By his Last Will and Testament, 7th Circuit Court, Davidson County, Tennessee, Probate Division, Case No. 24P-339, Joel A. Hoffman devised said real property to Keith Chisam, Jeremy Chisam, Jeffrey Chisam, Anthony Koehler and Gary Proctor.
This is improved property known as: 4300 Bull Run Rd., Ashland City, TN 37015.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGE TO FOLLOW;
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the 8th day of September, 2025.

ESTATE OF JOEL A. HOFFMAN

By: Shelley M. Josey
SHELLEY MECHELLE JOSEY, Co-Executor

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **SHELLEY MECHELLE JOSEY, Co-Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Joel A. Hoffman, 7th Circuit Court, Davidson County, Tennessee, Case No. 24P-339, the within named bargainor, an Estate, and that she, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Co-Executor.

Witness my hand and official seal at office this the 8th day of September, ~~2024.~~ 2025

Keith Holt
NOTARY PUBLIC

My commission expires: 1.26.2028

KEITH HOLT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ESTATE OF JOEL A. HOFFMAN

By: Keith Chisam
KEITH CHISAM, Co-Executor

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **KEITH CHISAM, Co-Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Estate of Joel A. Hoffman, 7th Circuit Court, Probate Division, Davidson County, Tennessee, Case No. 24P-339, the within named bargainor, an Estate, and that he, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Co-Executor.

Witness my hand and official seal at office this the 8th day of September, 2025.

My commission expires: 1.26.2028

NOTARY PUBLIC

KEITH HOLT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD