Karen Johnson Davidson County
Batch# 1337436 DEEDQC
10/23/2025 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251023-0084486

Prepared by: Wessley S. Inscoe, 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.

Sheila E. Dietz, Executrix of the Estate of Dorothy Daisy Dietz

TO:

James Michael Dietz

EXECUTRIX'S QUITCLAIM DEED

THIS EXECUTOR'S QUITCLAIM DEED OF REALTY executed this 23 day of October, 2025, by **Sheila E. Dietz, Executrix of the Estate of Dorothy Daisy Dietz** ("Grantor"), to **James Michael Dietz, a married man** ("Grantee"),

WITNESSETH:

Dorothy Daisy Dietz died testate on June 29, 2022. The Last Will and Testament of Dorothy Daisy Dietz, executed on April 8, 2015, was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 23P-1248, on August 30, 2023. Pursuant to said Last Will and Testament, Grantor does hereby transfer to Grantee all right, title, and interest in and to certain realty in Davidson County, Tennessee, described as follows, to-wit:

BEING LOT NO. 2 ON THE PLAN OF DIETZ ESTATE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20251010-0081126 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, ALONG AND TO THE NORTHWEST OF MOUNT VIEW ROAD IN ANTIOCH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8-INCH IRON ROD FOUND LYING IN THE NORTHWESTERN MARGIN OF MOUNT VIEW ROAD AND 25 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, SAID ROD BEING THE EASTERNMOST CORNER OF DEBORAH L. THOMAS-KNOTT PROPERTY, INSTRUMENT NUMBER 20181204 0118241, REGISTER'S OFFICE DAVIDSON COUNTY (HEREINAFTER RODC), AND THE SOUTHERNMOST CORNER OF THE LATE JOHN DENNY DIETZ AND WIFE, DOROTHY D. DIETZ (DOROTHY D. DIETZ WAS ERRONEOUSLY REFERRED TO AS DOROTHY P. DIETZ ON THE PRIOR INSTRUMENT) PROPERTY, INSTRUMENT NUMBER 00003643 0000217, RODC, OF WHICH THE PROPERTY

HEREIN DESCRIBED IS A PORTION; THENCE LEAVING SAID MOUNT VIEW ROAD AND ALONG THE NORTHEASTERN BOUNDARY OF SAID THOMAS-KNOTT PROPERTY, NORTH 32 DEGREES, 18 MINUTES, 57 SECONDS WEST, 838.05 FEET TO A 1-INCH IRON ROD FOUND IN THE EASTERN BOUNDARY OF THE E.H. HOOVER, JR., TRUSTEE PROPERTY, INSTRUMENT NUMBER 20041007 0121517, AND AT THE NORTHERNMOST CORNER OF SAID THOMAS-KNOTT PROPERTY; LEAVING ALONG THE EASTERN BOUNDARY OF SAID HOOVER PROPERTY, NORTH 06 DEGREES, 57 MINUTES, 14 SECONDS EAST, 397.13 FEET TO AN ANGLE IRON FOUND AT THE SOUTHWEST CORNER OF THE MAURICO N. VELASQUEZ PROPERTY, INSTRUMENT NUMBER 20150507 0041972, RODC; THENCE LEAVING THE EASTERN BOUNDARY OF SAID HOOVER PROPERTY AND ALONG THE SOUTHERN BOUNDARY OF SAID VELASQUEZ PROPERTY, SOUTH 82 DEGREES, 59 MINUTES, 11 SECONDS EAST, 79.57 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET FOR A CORNER OF THE PARTITION LINE; THENCE LEAVING THE SOUTHERN BOUNDARY OF SAID VELASQUEZ PROPERTY AND ALONG SAID PARTITION LINE SOUTH 22 DEGREES, 03 MINUTES, 16 SECONDS EAST, 858.42 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET; AND SOUTH 44 DEGREES, 34 MINUTES, 49 SECONDS EAST, 206.54 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET IN THE NORTHWESTERN MARGIN OF THE AFOREMENTIONED MOUNT VIEW ROAD AND 25 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS; THENCE ALONG THE NORTHWESTERN MARGIN OF SAID ROAD AND ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 952.46 FEET AND BEING CONCAVE TO THE NORTHWEST A DISTANCE OF 210.00 FEET (CHORD: SOUTH 44 DEGREES, 17 MINUTES, 26 SECONDS WEST, 209.57 FEET) TO THE POINT OF BEGINNING **CONTAINING 5.000 ACRES**, OR 217,800 SQUARE FEET, MORE OR LESS; AND BEING A PORTION OF THE LATE JOHN DENNY DIETZ AND WIFE, DOROTHY D. DIETZ (DOROTHY D. DIETZ WAS ERRONEOUSLY REFERRED TO AS DOROTHY P. DIETZ ON THE PRIOR INSTRUMENT) PROPERTY, INSTRUMENT NUMBER 00003643 0000217, REGISTER'S OFFICE DAVIDSON COUNTY, PARCEL 16300013101.

LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF JAMES E. CAMPBELL, 11, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682 ON MARCH 21, 2025.

THIS REAL ESTATE IS BENEFITTED BY A WATER LINE SERVICE EASEMENT, AS FOLLOWS:

A WATER SERVICE LINE EASEMENT IN DAVIDSON COUNTY, TENNESSEE, HAVING A WIDTH OF 10 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8-INCH IRON ROD FOUND LYING IN THE NORTHWESTERN MARGIN OF MOUNT VIEW ROAD AND 25 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, SAID ROD BEING THE EASTERNMOST CORNER OF

DEBORAH L. THOMAS-KNOTT PROPERTY, INSTRUMENT NUMBER 20181204-0118241, REGISTER'S OFFICE DAVIDSON COUNTY (HEREINAFTER RODC), AND THE SOUTHERNMOST CORNER OF THE LATE JOHN DENNY DIETZ AND WIFE, DOROTHY D. DIETZ (DOROTHY D. DIETZ WAS ERRONEOUSLY REFERRED TO AS DOROTHY P. DIETZ ON THE PRIOR INSTRUMENT) PROPERTY, INSTRUMENT NUMBER 00003643 0000217, RODC; THENCE ALONG THE NORTHWESTERN MARGIN OF SAID ROAD AND ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 952.46 FEET AND BEING CONCAVE TO THE NORTHWEST A DISTANCE OF 210.00 FEET (CHORD: NORTH 44 DEGREES, 17 MINUTES, 26 SECONDS EAST, 209.57 FEET) TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET FOR A CORNER OF THE PARTITION LINE; THENCE LEAVING SAID ROAD AND ALONG SAID PARTITION LINE, NORTH 44 DEGREES, 34 MINUTES, 49 SECONDS WEST, 21.77 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE ALONG THE CENTERLINE OF AN EXISTING WATER SERVICE LINE, SOUTH 13 DEGREES, 33 MINUTES, 32 SECONDS WEST, 48.84 FEET TO AN EXISTING WATER METER NEAR THE NORTHWESTERN MARGIN OF THE AFOREMENTIONED MOUNT VIEW ROAD.

LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF JAMES E. CAMPBELL, 11, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682 ON MARCH 21, 2025.

SAID WATER LINE SERVICE EASEMENT SHALL BE AN EASEMENT THAT TOUCHES, CONCERNS, AND RUNS WITH THE LAND, AND SHALL BE A PERMANENT EASEMENT.

BEING a portion of the same property conveyed to John Denny Dietz and wife, Dorothy D. Dietz, by Warranty Deed from D. B. Akins and wife, Helen G. Akins, dated October 15, 1963, and recorded in Book 3643, Page 217, in the Register's Office for Davidson County, Tennessee. The said John Denny Dietz predeceased leaving Dorothy D. Dietz as the surviving tenant by the entirety and sole owner in fee simple of the concerned realty.

This is real property known as: **0 Mt. View Road, Antioch, TN 37013.**

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this Executrix's Quitclaim Deed of realty as of the date first written in this instrument.

Sheila E. Dietz,
Executrix of the Estate of Dorothy Daisy Dietz,
Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sheila E. Dietz**, named within, 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 at office this the 23 day of October, 2025.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7-2-29

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 Executrix to implement a testamentary devise.

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
James Michael Dietz 8616 Kittrell Road Readyville, TN 37149	Same/Owner	0 Mt. View Road Antioch, TN 37013 163-00-0-450.00

Certificate of Authenticity

I, Ariel Joaquin, 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 October 23, 2025

Ariel Joaquin
Affiant Signature

10.23.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed ~~before~~ me this 23rd day of October, 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

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