Prepared by and Return to:

M. Steele Cantey
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Karen Johnson Davidson County
Batch # 1373583 DEEDQC
01/30/2026 12:07:34 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260130-0006633

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
4101 Sidco Drive Trust **c/o Sam H. Poteet, Jr., Trustee** **1201 Demonbreun St., Suite 900** **Nashville, TN 37203**	**SAME**	**132-11-0-035.00**

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 Sam H. Poteet, Jr., Trustee of the 4101 Sidco Drive Trust, (hereinafter referred to as "Grantee"),

its 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. 74 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said county.

SAID Lot 74 fronts 161.7 feet on the east side of Kenilwood Drive and runs back 273 feet on the southerly line and 282 feet on the northerly line, to a dead line, measuring 169 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY HERETOFORE CONVEYED TO THE STATE OF TENNESSE BY DEED OF RECORD IN BOOK 3707, PAGE 267, R.O.D.C., MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Beginning at a point in the Southwest corner of Lot No. 74 on the Plan of Southmeade as of record in Book 1835, pages 118 and 119, Register's Office Davidson County, Tennessee, and runs with the east margin of Kenilwood Drive Northerly direction 161.7 feet to a point in the South line of Lot. No. 73, said subdivision; thence with said line South 66 degrees 19 minutes East, 68 feet to a point; thence with a line which is East of and at all points 25 feet from the Centerline of proposed relocated Kenilwood Drive Southerly 193 feet to a point in J.J. Sullivan's north boundary line North 65 degrees 35 minutes West 69 feet to a point;; thence with a line which is West of and at all points 28 feet from the Centerline of proposed relocated Kenilwood Drive in a Northerly direction 45 feet to a point; thence with a line which is East of and at all points 125 feet from the Centerline of the proposed Interstate Southerly 43 feet to a point in J.J. Sullivan's North boundary line; thence with said boundary line North 65 degrees 35 minutes West, 91 feet to the point of beginning, containing 0.41 acres, more or less..

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO DESIGN TEAM SIGN COMPANY, LLC, BY WARRANTY DEED OF RAY E. TARKINGTON DATED DECEMBER 12, 2017, AND RECORDED AS INSTRUMENT NO. 20171214-0127483 IN THE DAVIDSON COUNTY REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A TENNESSEE DEPARTMENT OF TRANSPORTATION CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT ON THE WESTERLY MARGIN OF SIDCO DRIVE, SAID MONUMENT HAVING TN STATE PLANE CO-ORDINATES N 640572.6489 E 1743349.1338 NAD 83 (95) GEOID12A; THENCE LEAVING SAID WESTERLY MARGIN FOLLOWING ALONG A CONTROLLED ACCESS FENCE FOR INTERSTATE HIGHWAY 65 S 85°10'42" W 38.51 FEET TO A TENNESSEE DEPARTMENT OF TRANSPORTATION CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT SAID MONUMENT HAVING TN STATE PLANE CO-ORDINATES N 640569.4118 E 1743310.7589 NAD 83 (95) GEOID12A; THENCE FOLLOWING ALONG SAID CONTROLLED ACCESS FENCE WITH THE EASTERLY MARGIN OF SAID INTERSTATE HIGHWAY 65 N 01°17'05" E 480.81 FEET TO A MAG NAIL (NEW) IN THE SOUTHERLY MARGIN OF KENILWOOD DRIVE HAVING TN STATE PLANE CO-ORDINATES N 641050.0984 E 1743321.5390 NAD 83 (95) GEOID12A; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 380.55 FEET A CHORD BEARING AND DISTANCE OF S 29°41'02" E 254.87 FEET FOR AN ARC LENGTH OF 259.89 FEET TO A CHISLED "X" (NEW) IN A BLOCK WALL AT THE NORTHERLY END OF THE RETURN CURVE OF SAID SIDCO DRIVE HAVING TN STATE PLANE CO-ORDINATES N 640828.6720 E 1743447.7565 NAD 83 (95) GEOID12A; THENCE WITH A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 30.00 FEET A CHORD BEARING AND DISTANCE OF S 07°39'10" E 38.65 FEET FOR AN ARC LENGTH OF 41.99 FEET TO AN IRON ROD (NEW) ON SAID WESTERLY MARGIN OF SIDCO DRIVE HAVING TN STATE PLANE CO-ORIDINATES N 640790.3708 E 1743452.9028 NAD 83 (95) GEOID12A; THENCE WITH A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 994.93 FEET A CHORD BEARING AND DISTANCE OF S 25°28'59" W 241.19 FEET FOR AN ARC LENGTH OF 241.78 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 34079.89 S.F. OR 0.78 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 11-16-2017 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) P.O. BOX 41153, NASHVILLE, TN 37204.

Being the same real property conveyed to Ray E. Tarkington by Quitclaim Deed from Jane Anderson Tarkington, Executrix of the John Fred Tarkington, Jr., Estate, Partner with Ray E. Tarkington in Tarkington Company, a Tennessee General Partnership, also known as Tarkington Property Company, of record as Instrument No. 20081002-0100402, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4348 Kenilwood Drive, 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 30 day of January, 2026.

Grantor:

ESTATE OF RAYMOND E. TARKINGTON

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

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

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me M. Steele Cantey, 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 30 day of January, 2026.

M. STEELE CANTEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029

Notary Public
My Commission Expires: 10/20/29