Prepared by and Return to:

M. Steele Cantey
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9307

Karen Johnson
Batch # 1373583
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Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
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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**	**132-11-0-036.01**

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 parts of lot No. 75 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's office for said County and more particularly described according to a survey made by Alley, Young & Baumgartner, Inc., surveyors, dates April 21, 1983 and revised April 9, 1985, as follows, to-wit:

TRACT 1-A:

Beginning at an iron pin in the southerly right-of-way of Kenilwood Drive, 90'± from the center line of Sidco Drive; thence along a curve to the left with a radius of 1582.7' a chord of 36.07' a chord bearing of South 16 deg. 12' 25" West, a distance of 36.07' to an iron pin; thence North 71 deg. 13' 05" West, a distance of 112.80' to an iron pin in the easterly right-of-way fence of Interstate 65; thence with said right-of-way North 5 deg. 04' 43" East, a distance of 172.76' to a point; thence South 68 deg. 28' 40" East a distance of 9.52' to a point in the southerly right-of-way of Kenilwood Drive; thence with said right-of-way along a curve to the left with a radius of 308.74' a chord of 193.87', a chord bearing of South 28 deg. 34' 06" East, a distance of 197.21 to the point of beginning and containing 0.245 acres, more or less.

TRACT II-A:

Beginning at an iron pin in the northerly right-of-way of Kenilwood Drive, 103'± from the center of Sidco Drive; thence along said right-of-way of Kenilwood Drive along a curve to the right with a radius of 258.74', a chord of 108.00' a chord bearing of North 29 deg. 28' 26" West a distance of 108.80' to a point; thence South 68 deg. 28' 40" East 82.28' to a point; thence with a curve to the left with a radius of 1582.7', a chord of 67.99' a chord bearing of South 20 deg. 08' 13" West a distance of 68.00 feet to the point of beginning and containing 0.073 acres, more or less.

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: 0 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.

Notary Public
My Commission Expires: 10/20/29

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