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 Davidson County
Batch # 1373583 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260130-0006635

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**	**132-12-0-003.00**

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:

Beginning at an iron pin at the intersection of the Westerly Right-of-Way of Sidco Drive and the Northerly Right-of-Way of Kenilwood Drive; thence along said Right-of-Way of Kenilwood Drive North 51 degrees 00' 50" West, 30.33' to an iron pin; thence continuing along said Right-of-Way along a curve to the right with a radius of 330.55', a chord of 41.82'. a chord bearing of North 49 degrees 25' 23" West, a distance of 41.84' to an iron pin; thence leaving said Right-of-Way along a curve to the right between subject's property and Lots 75, 74 and 72 of South Meade Subdivision with a radius of 1582.70', a chord of 473.86', a chord bearing of North 27 degrees 25' 26" East, a distance of 476.00' to an iron pin; thence continuing along said line between subject's property and Lot 72 of South Meade Subdivision, North 84 degrees 11' 00" East, 38.00' to an iron pin in the Right-of-Way of the L & N Railroad; thence continuing along said Right-of-Way South 3 degrees 27' 00" East, 184.07' to an iron pin in the Westerly Right-of-Way of Sidco Drive; thence continuing along said Right-of-Way South 37 degrees 33' 54" West, 210.92' to a point; thence continuing along said Right-of-Way along a curve to the left with a radius of 1497.74', a chord of 145.86', a chord bearing of North 34 degrees 46' 29" East, a distance of 145.92' to the beginning and containing 1.194 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM WHICH WAS CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE, IN BOOK 8072, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, described as follows:

MAP & PARCEL NO. 132-11-87 RIGHT-OF-WAY: Beginning at a point, said point being the intersection of the westerly right-of-way of Kenilwood Drive and the northerly right-of-way of Sidco Drive; thence along the said right-of-way of Sidco Drive being a curve with a radius of 1497.74 feet and curving from the southwesterly to south direction for a distance of 302.51 feet to a point, said point being the end of the curve; thence continuing along said right-of-way S17°39'51"W 33.55 feet to a point, said point being the intersection of the property line of Tract 132-11-87 and the said right-of-way; thence along the said property line N13°38'01"E 96.10 feet to

a point; thence continuing along the said property line S84°51'38"W 36.66 feet to a point, said point being the intersection of the said property line and the proposed northerly right-of-way of Sidco Drive; then along a curve with a radius of 994.93 feet to and bearing from a northerly to northeast direction for a distance of 241.78 feet to a point, said point being the beginning of another curve with a radius of 30.00 feet and bearing from the northeast to northwest direction for a distance of 41.99 feet to a point, said point being the intersection of the proposed northerly right-of-way of Sidco Drive and the westerly right-of-way of Kenilwood Drive; thence back along the said right-of-way of Kenilwood Drive being a curve with a radius of 24.58 feet to a point, said point being the end of curve; thence continuing along said right-of-way S51°34'41"E 35.00 feet to the beginning point, containing 10,733 square feet, more or less.

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: 4101 Sidco 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

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

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