NEW OWNER AND:

MAIL TAX BILLS TO:

BOBBY R. MILLIKEN, JR.
5441 DIVIDING RIDGE RD.
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:

JONATHAN GARNER
122 6TH Avenue West
WALKER & GARNER, ATTORNEYS
SPRINGFIELD, TENNESSEE

MAP/PARCEL: 9 71.00

NO TITLE SEARCH CONDUCTED

ADDRESS: RIDGEWOOD RD (E side Ridgewood Rd & N Morgan Rd)
GOODLETTSVILLE, TN 37072

EXECUTOR'S DEED

THIS INSTRUMENT made and entered into on this the 2nd day of October, 2026, by and between **BOBBY R. MILLIKEN, JR.**, Executor of the Estate of **ROBERT R. MILLIKEN, SR.**, hereinafter called the PARTY OF THE FIRST PART, and **BOBBY R. MILLIKEN, JR.,** hereinafter called the PARTIES OF THE SECOND PART;

WITNESSETH:

In accordance with the terms and conditions of the probate of the Estate of **BOBBY R. MILLIKEN, SR.**, Robertson County Chancery Court **DOCKET NUMBER CH26-CV-64**, Office of the Clerk and Master, Robertson County, Tennessee, the **PARTY OF THE FIRST PART**, conveys and quit-claims unto the **PARTIES OF THE SECOND PART** the following the described tract of land, situated in the 14TH Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

> **LAND in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey by C.J. Carney, dated March 26, 1955, as**
>
> **BEGINNING at a point in the center of Cotton Patch Road, which point is in the east boundary line of the original T. J. Wilkinson Land and in the west boundary line of the Durocher property, running with the center of Cotton Patch Road, North 53 deg. 33 min. West 100 feet, North 63 deg. 35 min. west 100 feet; North 70 deg. 41 min. West 100 feet; north 80 deg. 45 min. West 928 feet to a point in the center of Road; thence leaving the road, running north 13 deg. 16 min. east 2161.0 feet to a stake; thence north 3 deg. 30**

Karen Johnson Davidson County
Batch # 1482410 DEEDQC
10/08/2026 10:10:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261008-0092465

min. east 519.75 feet to the center of Sycamore Creek; thence turning and running in the center of Sycamore Creek, south 53 deg. East 264 feet south 19 deg. East 297 feet South 58deg. 30 min. East 462 feet to a point in the center of Sycamore Creek at the mouth of a branch, this point being the original Bornsteins northwest corner; thence South 3 deg. west 2225.0 feet to the beginning, containing 50 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED from this conveyance, is a tract of land containing 2.00 acres, more or less, together ith the improvements thereon and the appurtenances thereto, specifically reserved by the GRANTOR, Elizabeth Milliken a/k/a Bridget Elizabeth Milliken as her homeplace, said property being more specifically and particulary described as follows, to-wit:

BEGINNING at a concrete monument in the northerly margin of the right of way dedication area for Ridgewood Road, said point being North 01 deg. 49 min. 00 sec. West 31.00 feet from the existing northerly margin of the pavement on Ridgewood Road, being the southeast corner of this tract and the southwest corner of a tract of land conveyed to Jammes A. Johnson by deed of record in Book 4063, page 896, Register's office for Davidson County, Tennessee; thence with said right of way dedication for Ridgewood Road on a curve having a delta angle of 25 deg. 35 min. 18 sec., a radius of 681.00 feet, a tangent of 154.65 feet, a length of 304.14 feet and a chord of 301.61 feet to a concrete monument; thence, leaving said right of way North 23 deg. 18 min. 46 sec. East 215.61 feet to an iron pin; thence, North 38 deg. 43 min. 11 sc. East 331.87 feet to an iron pin; thence, South 01 deg. 49 min. 00 sec. West 582.31 feet to the point of beginning and containing 2.00 acres, more or less.

AND BEING the same property conveyed to Bobby R. Milliken and wife, Shirley A. Milliken (predeceased) in a deed appearing of record in Deed Book 8204, Page 178-179, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Any and all restrictions, easements, encumbrances and conditions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to said **PARTIES OF THE SECOND PART**, their heirs and assigns forever.

And to said **PARTY OF THE FIRST PART**, and their Heirs, Executors and Administrators does hereby covenant with the said **PARTIES OF THE SECOND** their heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the **PARTY OF THE FIRST PART**, has hereunto set their hand and seal as of the day and year first above written.

BOBBY R. MILLIKEN, JR.
as the Executor of the Estate of
Bobby R. Milliken, Sr.

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BOBBY R. MILLIKEN, JR.** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 2nd day of October, 2026.

Tammy R. Eden
Notary Public
My commission expires: 6/16/2030

TAMMY R. EDEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and SWORN to before me, ~~this the~~ 2nd day of October, 2026.

Tammy R. Eden
Notary Public or Register
My commission expires: 6/16/2030

TAMMY R. EDEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY