This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORNEY
323 Emery Drive
Nashville, TN 37214-3113

PREPARED FROM
INFORMATION SUPPLIED
BY THE PARTIES

**EXECUTOR QUITCLAIM DEED**

| Address of New Owners: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| Diane Lee Boner Watts<br>1892 Brookmeadow Lane<br>Hermitage, TN 37076 | New Owner | 04207002300 |

WHEREAS, Mary Geraldine Boner (aka Mary G. Boner) owned and held an interest in certain real proeprty located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Mary Geraldine Boner died on March 5, 2017 leaving a Last Will and Testament dated July 24, 1978 ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee, on April 20, 2017 as Case No. 17P-584 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will, the real property described herein is to be distributed to Diane Lee Boner; and

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to Diane Lee Boner as stipulated in the Will.

NOW, THEREFORE FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, DIANE LEE BONER, EXECUTOR OF THE ESTATE OF MARY GERALDINE BONER ("Grantor") this day executes this Executor Quitclaim Deed in order to evidence the transfer unto DIANE LEE BONER WATTS ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BILL GARRETT, Davidson County
Trans:T20170074361 DEEDQC
Recvd: 08/25/17 13:20 3 pgs
Fees:17.00 Taxes:0.00
20170825-0087618

BEING in the 11th Civil District of Davidson County, Tennessee, as shown on the survey made by Harvey Gee, Surveyor, dated April 13, 1960, and being part of the W. W. Gray Lands, and described as follows:

Beginning at a point in the easterly margin of Ronnie Road, which point is 428.01 feet south of a concrete monument in the east margin of said Road, opposite a turn into Campbell Road; thence North 85 deg. East

450 feet to a point; thence South 29 deg. 01 min. East 120.65 fee4t to a point; thence South 85 deg. West 382.5 feet to the east margin of Ronnie Road; thence with the margin of same, North 5 deg. West 100 feet to the point of beginning.

BEING the same property conveyed to Roy L. Boner and wife, Mary G. Boner by Warranty Deed from Adrian Pafford and wife, Bonnie Thelma Pafford, dated August 14, 1968, and filed in Book 4261, page 33, said Register's Office. The said Roy L. Boner having died on June 20, 1976.

This is improved property known as: 706 Ronnie Road, Madison, TN 37115

This transfer is by Quitclaim and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 24 day of August, 2017.

Diane Lee Boner, Executor

Diane Lee Boner, Executor of the Estate of Mary G. Boner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE LEE BONER, EXECUTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of August, 2017.

BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public
My Commission Expires 5/20/2020

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value for this transfer is $ -0-.

Diane Lee Boner
Affiant

Sworn to and subscribed to before me this the 24 day of August, 2017.

BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 5/20/2020