Karen Johnson Davidson County
Batch# 286640 DEEDQC
09/17/2019 08:23:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190917-0093898

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dr. Eddie Boone 653 Defeated Creek Road Centerville, TN 37033	Map-Parcel: 127-00-0-267:00	Same as Owner

This Instrument Was Prepared By:

James Bryan Lewis, Esq.
214 Second Avenue North
Suite 103
Nashville, TN 37201

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

KNOW ALL PERSONS by these presents that **Barnnie Edward Boone,** the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as ***Exhibit A***, of the **Estate of Libby Finch Boone**, the Decedent, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 19P-691, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will, which was duly admitted to probate in Davidson County, Tennessee on April 11, 2019, hereby releases, remises forever and quitclaims unto **Barnnie Edward Boone**, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

BEGINNING at an iron pin in the northerly margin of Charlotte Pike (U.S. Highway 70 N.), said iron pin being the southwest corner of property conveyed to Barnie B. Boone by deed of record in Book 4393, page 172; thence, along the margin of Charlotte Pike, S. 57° 36' W., 296.65 feet to a point; thence, along a division line, N. 13° 07' W., 212.40 feet to a point; thence, N. 49° 37' W., 104.03 feet to a point; thence, N. 24° 00' W., 995.32 feet to a point; thence, N. 00° 22' W., 1344.61 feet to a point; thence, S. 87° 15' W., 226.82 feet to a point in the line of Deerwood Estates, of record in Book 5200, page 220, Register's Office for said County; thence, along the line of Deerwood Estates, N. 05° 28' East, 390.94 feet to a point; thence, N. 05° 06' E., 473.56 feet to a point; thence, N. 12° 20' E., 112.82 feet to a point in the line of property now or formerly belonging to Byrd; thence, along the line of Byrd, S. 82° 39' E., 118.04 feet to a point; thence, S. 82° 39' E., 101.04 feet to a point; thence, S. 84° 31' E., 252.63 feet to a point; thence, N. 82° 38' E., 308.30 feet to a point; thence, S. 83° 44' E., 431.50 feet to a 30" oak; thence, S. 16° 44' W., 245.50 feet to a point; thence, S. 19° 28' W., 218.17 feet to a point; thence, S. 45° 32' W., 374.0 feet to a point; thence S. 64° 23' W., 357.72 feet to a point; thence, along a division line, S. 14° 35' E., 1,818.85 feet to a point, the northeast corner of property conveyed to

Boone by deed of record in Book 4393, page 172, said Register's Office; thence, along the line of Boone, S. 57° 11' W., 320.00 feet to an iron pin, the northwest corner of Boone; thence, continuing with Boone, S. 28° 05' E., 541.84 feet to the point of beginning.

BEING the same property conveyed to Barnnie B. Boone by deed from Edith Boone Smith and Sue Corlew Boone, of record in Book 8017, page 196, Register's Office for Davidson County, Tennessee; the said Barnnie B. Boone having since died and said property passing to his wife, Libby Finch Boone.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9TH day of September, 2019.

BARNNIE EDWARD BOONE, Executor

STATE OF TENNESSEE)
COUNTY OF HICKMAN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barnnie Edward Boone, Executor of the Estate of Libby Finch Boone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument as his free act and deed in his capacity as **Executor of the Estate of Libby Finch Boone** for the purposes therein contained.

Witness my hand and official seal on this the 9 day of September, 2019.

SHEILA BETTINI
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 1-26-2021

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BARNNIE EDWARD BOONE** DOCKET NO: **19P691**

*It appearing to the Court that **LIBBY FINCH BOONE** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **BARNNIE EDWARD BOONE**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **May 9th, 2019**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **BARNNIE EDWARD BOONE** as **Executor** of the estate of **LIBBY FINCH BOONE**, deceased, and I do further certify that **BARNNIE EDWARD BOONE** is still acting **Executor** of the estate of **LIBBY FINCH BOONE** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee this the 5th day of September, 20 19.

RICHARD R. ROOKER, Clerk

_____ D.C.

EXHIBIT A