EXECUTOR'S DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ 1.00 . Affiant Subscribed and sworn to before me, this the 9th day of December, 2019. Notary Public My commission expires: 10-2-2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 328903 DEEDWARR
12/13/2019 08:18:10 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191213-0128514

JESSICA AMY BELLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Todd W. Boyles	**OWNER**	**02800015300**
5262 Ridge Road		
Joelton, TN 37080		

WHEREAS, Gloria Boyles (the "Decedent") was the owner of certain property located in Davidson County, Tennessee, said property is more particularly described in Exhibit A, and

WHEREAS, Decedent died on October 31, 2019 and her Last Will and Testament, dated September 11, 2017 attached hereto as Exhibit B (the "Will");

WHEREAS, the appoints her only son Todd W. Boyles as the Executor of her estate and;

WHEREAS, pursuant to the Will, title to Decedent's above described Property vested in her only child, Todd W. Boyles, by the Will or through intestate succession.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Todd W. Boyles, Executor of the Estate of Gloria Boyles

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Todd W. Boyles

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST, AS EXECUTOR OF THE DECEDENT'S ESTATE, IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTICULARLY IN EXHIBIT A:

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is Improved (X) Unimproved ( ) property, known as: **5262 Ridge Road, Joelton, TN 37080**

Witness my hand this 9th day of **December, 2019.**

Todd W. Boyles, Executor

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 **Todd W. Boyles, Executor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **December, 2019.**

Notary Public

My Commission Expires: 10-2-2023

JESSICA AMY BELLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

Being a 14.17, more or less, acre tract of land lying in the 2nd Civil District, formerly the 14th Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to Steven C. Harper, *et ux* as of record in Book 6518, Page 318, Register's Office of Davidson County, Tennessee and more particularly described as being Tract 3 on a survey of the Harper property by William C. Abbott, Jr., dated January 20, 1987, as follows:

Beginning at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as lying west along the northerly margin of Ridge Road a distance of 272.91 feet from the westerly property line of the James E. Green, et ux property as of record in Book 5664, Page 947, Register's Office of Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 3 from Tract 2 on said survey North 12 degrees 30 minutes 00 seconds East a distance of 442.73 feet to a set iron pin; thence North 36 degrees 04 minutes 00 seconds East a distance of 1617.88 feet to a set iron pin lying in the southerly line of the Sami Moukaddam property as of record in Book 5921, Page 680, Register's Office of Davidson County, Tennessee; thence with Moukaddam's line South 83 degrees 56 minutes 20 seconds East a distance of 237.20 feet to an existing iron pin, said iron pin further described as being the southwesterly corner of the J.D. Anderson, et ux property as of record in Book 4251, Page 823, Register's Office of Davidson County, Tennessee; thence with the Anderson's southerly line south 86 degrees 28 minutes 35 seconds East a distance of 203.68 feet to an existing iron stake, said iron stake further described as being the most northeasterly corner of the said Harper property; thence with the easterly property line of the said Harper property and the westerly line of the said Green property South 40 degrees 49 minutes 00 seconds West a distance of 1780.88 feet to a set iron pin; thence South 09 degrees 51 minutes 30 seconds west a distance of 491.77 feet to a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being the most southeasterly corner of the said Harper property; thence with the northerly margin of Ridge Road North 57 degrees 55 minutes 40 seconds West a distance of 113.92 feet to a set iron pin; thence with a curve having a radius of 741.20 feet to the left a distance of 158.99 feet (Chord = North 64 degrees 04 minutes 22 seconds West, 158.68 feet) to the point of beginning, containing 14.17, more or less, acres.

Being the same property conveyed to Gloria Harper, by deed from Stephen C. Harper and wife Beverly L. Harper, of record in Book No. 7224, pages 991-995 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PAGE ONE OF THREE

LAST WILL AND TESTAMENT OF GLORIA FAYE BOYLES

I, GLORIA FAYE BOYLES, of Davidson County, Tennessee, being of sound and predisposing mind and of majority, and being aware of the nature of my bounty, those who are the natural objects of my bounty, and how my property real, personal and mixed shall be distributed pursuant to this instrument, do hereby make, declare and publish this Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I

I hereby nominate, constitute and appoint **TODD WILLIAM BOYLES** as Executor of my Estate, and excuse him from posting bond and waive the filing of an accounting and inventory of my Estate. I expressly authorize my personal representative to sell real estate as may be necessary should that need arise, along with any other items to carry out my testamentary intentions.

ARTICLE II

I direct that all my just debts, including costs of administration, funeral expenses, and taxes shall be paid from personal property out of my general estate first. I expressly authorize my personal representative to make distributions in kind, and to sell any real, personal or mixed property as needed, and to except to claims as warranted.

ARTICLE III

I hereby give, devise and bequeath unto my son and only child, Todd William Boyles, all of the rest, remainder and residue of all the real, personal and mixed property I now may own or may hereafter acquire. It is my testamentary intent that my son be my sole heir.

Gloria Faye Boyles

GLORIA FAYE BOYLES

EXHIBIT B

PAGE TWO OF THREE

ARTICLE IV

Although precatory in nature, I am widowed and my sole heir-at-law is Todd William Boyles.

WITNESS MY HAND THIS 11th DAY OF September, 2017.

Gloria Faye Boyles

GLORIA FAYE BOYLES

Marcia Klem Berger

WITNESS

Beverly L. Harper

WITNESS

Gloria Boyles

GLORIA FAYE BOYLES

EXHIBIT B

PAGE THREE OF THREE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WE, GLORIA FAYE BOYLES, TESTATRIX, and Marie Ann Berger and Beverly L. Harper, witnesses respectively, whose names are signed to the attached or foregoing instrument being first duly sworn, do hereby declare to the undersigned authority that the **TESTATRIX** signed and executed the instrument as her free and voluntary act and for the purposes recited therein, and she did so freely and willingly; and that each witness, within the presence and the hearing of the **TESTATRIX**, signed the will as witness and to the best of the knowledge of each witness, the **TESTATRIX** was at the time 18 or more years of age, of sound mind and body, and under no constraint or undue influence.

Gloria Baylor
TESTATRIX

Marie Ann Berger
WITNESS

Beverly L. Harper
WITNESS

Subscribed, sworn and acknowledged before me, Joe F. Gillespie, Jr., Notary Public, by Gloria Faye Boyles, and Marie Ann Berger and Beverly L Harper, witnesses, this 11 day of September, 2017.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2020

MY COMMISSION EXPIRES:
September 7, 2020

Gloria Faye Baylor
GLORIA FAYE BOYLES