Karen Johnson Davidson County
Batch# 394263 DEEDWARR
04/30/2020 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200430-0045495

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Robert James Boer	Robert James Boer	103 14 0 001.00
6469 Harpeth Glen Trace	4519 Price Circle Road	
Nashville, TN 37221	Nashville, TN 37205	

WHEREAS, Germain Boniface Boer (the "Decedent") died on April 22, 2020, and Decedent's Last Will and Testament, dated July 19, 2011, was admitted to probate on May 16, 2019, as File No. 19P817 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Robert James Boer is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Robert James Boer in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Robert James Boer (the "Beneficiary").

This is improved property known as 4519 Price Circle Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 24 day of April, 2020.

Robert James Boer, Executor

Robert James Boer, Executor
Estate of Germain Boniface Boer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Robert James Boer, who upon oath acknowledged that he is the Executor of the Estate of Germain Boniface Boer, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24 day of April, 2020.

Notary Public

My Commission Expires: 5/31/2022

JAMES A TOMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert James Boer

Robert James Boer, Affiant

Subscribed and sworn to before me this 24 day of April, 2020.

Notary Public

My Commission Expires: 5/31/2022

JAMES A TOMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Resubdivision of Lots 3 and 4 on the Plan of Hillwood Estates, Section One, of record in Book 4885, page 94, Register's Office for said County.

Said Lot No. 3 fronts 130.08 feet on the southeasterly side of Price Circle Road; and runs back on its southwesterly line, South 44° 49' East, a distance of 612.22 feet; and runs back on its broken northeasterly line, South 45° 56' 25" East a distance of 460.79 feet to a point; thence South 3° 17' West, 60.97 feet to a point; thence South 86° 43' East 70.0 feet to a point to a line in the rear measuring 172.3 feet thereon.

Being the same property conveyed to Germain Boer by deed from Ann S. Scott, formerly Ann S. Alexander, and husband, Dan Scott, of record in Book 5159, page 915, Register's Office for Davidson County, Tennessee.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including restrictive covenants of record in Book 2036, page 252, Register's Office for Davidson County, Tennessee; owner's certificate, a 100-foot minimum building setback line from Price Circle Road, a 10-foot easement for public utility and drainage purposes along the southwesterly line of said lot and a 25-foot easement for public utility and drainage purposes along the rear line of said lot, as shown on plan of record in Book 4885, page 94, Register's Office for said County

The legal description is the same as the previous deed of record.

This is improved property known as 4519 Price Circle Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of April, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY