Batch# 541904 DEEDQC
12/23/2020 11:35:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201223-0152921

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charles E. Pat Boone, Trustee c/o Armanino, LLP Attn: Aiden Tascic, CPA 11766 Wilshire Boulevard, Suite 900 Los Angeles, CA 90025	**131-7-A-3**	**Charles E. Pat Boone, Trustee c/o Armanino, LLP Attn: Aiden Tascic, CPA 11766 Wilshire Boulevard, Suite 900 Los Angeles, CA 90025**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged ***CHARLES E. BOONE***, unmarried (the "Grantor"), being the owner of a 75% undivided interest as tenant in common, has bargained and sold, and by these presents does hereby transfer, assign and quitclaim to ***CHARLES E. PAT BOONE, TRUSTEE OF PAT BOONE TRUST, dated August 24, 1989*** (the "Grantee"), Grantee's successors and assigns, all of the Grantor's right, title and interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, easements and encumbrances as may affect the Property.

This is improved property commonly known as 1209 Lone Oak Road, Nashville, Davidson County, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-00-.

Subscribed and sworn to before me this 22nd day of December 2020.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11th day of December, 2020.

Charles E. Boone

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles E. Boone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in _____, _____, this the _____ day of _____, 2020.

_____
Notary Public

My Commission Expires:

_____

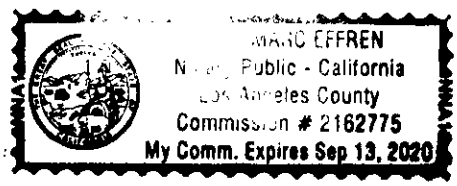
NOTARY
2020
See Attached CA Notary
Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 11th day of December, 2020, by Charles E. Boone,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.





(Seal) Signature

The notary commission extended pursuant to Executive Order N-63-20.

EXHIBIT A

(Legal Description)

Being a part of that portion of Lot No. 33, lying south of the center of Loan Oak Road shown on the plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, described according to a survey by Stanford and Associates, Inc., Consulting Engineers, Franklin, Tennessee dated January 4, 1977, as follows:

Beginning at a point in the south margin of Lone Oak Road, said point being 165 feet west of the center line of Belmont Boulevard at its intersection with the southerly margin of Lone Oak Road; thence South 6 degrees 54' 26" E 175.12 feet to a point; thence south 78 degrees 11' 56" E 65 feet to a point in the west margin of Belmont Boulevard, thence along the west right of way of said Boulevard north 11 degrees 48' 04" E 174.00 feet to a point; thence with a curve to the left having a radius of 25 feet to a distance of 47.928 feet to a point in the south margin of Lone Oak Road, thence along said margin south 81 degrees 57' 20" west 93.22 feet to the point of beginning, containing 0.407 acres, more or less.

Being a 75% undivided interest in the property conveyed to A. A. Boone and Margaret Boone by deed of record in Deed Book 9696, page 552, said Register's Office, with the herein named Grantor's interest therein having been acquired pursuant to deeds of record at Instrument Nos. 20001103-01092725, 20001122-0115592 and 20001122-0115593, said Register's Office.