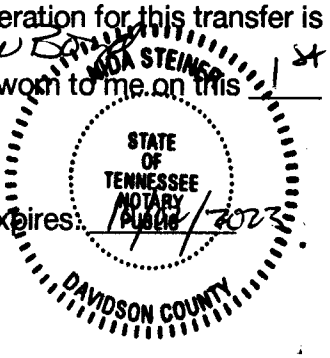
QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00
Affiant Shari W Boyd
Subscribed and sworn to me on this 1st day of July, 2021
Notary Public
My commission expires: 1/26/2023



Karen Johnson Davidson County
Batch# 708230 DEEDQC
09/01/2021 10:54:52 AM 6 pgs
Fees: $32.00 Taxes: $0.00



20210901-0117770

This Instrument Was Prepared By

Frank Steiner, Attorney at Law

2200 21st Avenue South, Suite 309

Nashville, Tennessee 37212

THIS INSTRUMENT PREPARED WITH NO TITLE OPINION

Address New Owners:	Send Tax Bills to:	Map Parcel Numbers
Gordon Topp Wheeler, Jr.	New Owners	187 000 071.00
Shari Wheeler Boyd	6683 Burkett Road	
Pamela Wheeler Burton	Antioch, TN 37013	
6683 Burkett Road		
Antioch, TN 37013		

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Shari Wheeler Boyd, the duly-appointed Executrix, a copy of her Letters Testamentary being attached hereto as Exhibit A, of the Estate of Rubie C. Wheeler, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 19P487, for and in consideration of the sum of Ten and no/100 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.

Probate Court Clerk's Office for said county, has bargained and sold and hereby remises, releases and forever quitclaims unto Gordon Topp Wheeler Jr., Shari Wheeler Boyd, Pamela Wheeler

Burton, their heirs and assigns, all right, title and interest in and to a certain tract [*parcel*] of land in Davidson County, Tennessee described more particularly as follows:

Property Description

Land in the 5th. Civil District of Davidson County, being Tract Nos. 1 and 2, of the division of Roberta L. MacFarlin property, not of record, and being described according to a survey of J. Bruce Rainey, Surveyor, No. 823, dated August 28, 1981 as follows:

Tract No.1: Beginning at a point in the southerly margin of Burkitt Road (25 feet south the centerline) at an iron pin set at a fence corner, said point being the northwest corner of this tract and also the northeast corner of the Gordon Wheeler land of record on book 3705, page 85, said Register's Office; thence with the southerly margin said road South 83 deg. 24' 14" East 235.12 feet to an iron pin; thence leaving the margin of said road South 04 deg. 35' 14" West 927.00 feet to an iron pin; thence North 85 deg. 24' 46" West 234.98 feet to an iron pin in the easterly line of said Wheeler land; Thence with said line North 04 deg. 35' 14" East 935.24 feet to the point of beginning, containing 5.02 acres, more or less.

Tract No. 2: Beginning at an iron pin set on the southerly margin of Burkitt Road (25 feet south of the centerline), said point beginning 235.12 feet easterly from the Northeast corner of the Gordon Wheeler land of record in Book 3705, page 85, said Register's Office; thence with the southerly margin of said road south 83 deg. 24' 14" East 152.54 feet to an iron pin; thence continuing with the southerly margin of said road South 83 deg. 41' 45" East 47.58 feet to an iron pin; Thence leaving the margin of said road South 04 deg. 35' 14" West 1497.73 feet to an iron pin; thence North 85 deg. 24' 46" West 434.35 feet to an iron pin in the line of the O. D. Guthrie land; thence with Guthrie's line North 03 deg. 35' 36" East 121.34 feet to an iron pin; Thence North 06 deg 33' 07" East 42.98 feet to an iron pin; thence leaving Guthrie's line and with the line of the aforesaid Wheeler land North 04 deg. 35' 14" East 413.22 feet to an iron pin; thence leaving Wheeler's line South 85 deg. 24' 46" East 234.98 feet to an iron pin; thence North 04 deg. 35' 14" East 927.00 feet to the point of beginning, containing 10.01 acres, more or less.

Being part of the same property conveyed to Roberta McFarland by deed from Mrs. B. H. McFarland, widow of B. H. McFarland, deceased, C. J. McFarland, Ben H. McFarland, Jr., Miss Annie Pearl McFarland, Mrs. Lena McFarland Nichols and Mrs. Rebecca McFarland Green of record in book 1023, page 633, Register's office for Davidson County, Tennessee, the said Roberta McFarland having since died intestate on January 3, 1980.

Roberta L. McFarlin and Roberta McFarland are one and the same person.

The heirs at law of Roberta L. McFarlin are James N. McFarlin, Benajah H. McFarlin Jr., William Turner McFarlin, Ellen M. Jennings, Mary Lou Holmes, Roberta Green Cothran , Allen J. Green, Jr., Ben L. Green, J. T. Williams Mrs. John H. Payne, Jr., Charlotte McFarlin Suffredini, Mrs. Clyde Martin, N. E. McFarlin, Jr., Mrs. Richard C. Smith, Christine, M. Bess, John W. McFarlin, Carolyn B. Brown, David L. Ballew, Jrs. Billy McClain, Mrs. T. J. Evans, Mrs Edward Harding, Berry D. Nichols, Jr., Rebecca Thompson, Robert Allen Nichols and Herbert Nichols.

Source of title Book 9 Page 5804

This conveyance is made subject to the following restrictive covenants, which shall expire on September 30, 2001, and which shall be covenants running with the land applicable to all (12) tracts of land fronting on Burkitt Road and being a division of Roberta L. McFarlin property as shown on said survey ofJ. Bruce Rainey dated August 28, 1981, the same to insure to the benefit of all grantees, their heirs and signs of said tracts:

1. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

2. No commercial swine or poultry may be kept on property.

3. No storage of junk cars storage of building materials or any other offensive or unsightly storage may be placed on tracts.

The titleholders of any said tracts shall have the right to enforce or compel compliance with said covenants, or prevent the violation of any of them, by action of law or equity, including injunctive relief.

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

WITNESS my hand this 1st day of July, 2021.

Shari Wheeler Boyd

Shari Wheeler Boyd, Executrix

Personally appeared before me, the undersigned Notary Public, the within named individual, who acknowledges that she is Shari Wheeler Boyd, and being authorized to do so, made oath that the Responses to the foregoing Interrogatories are true and accurate to the best of her knowledge, information and belief.

Sworn and subscribed before me this the 1st day of July 2021.

Notary Public,

My Commission Expires: 10/2/2023

NIDA STEINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF ACKNOWLEDGMENT

EXHIBIT A

Letters Testamentary

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **SHARI WHEELER BOYD** DOCKET NO: **19P487**

*It appearing to the Court that **RUBIE C. WHEELER** has died leaving a written Will in which you are appointed **Executrix** 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 **SHARI WHEELER BOYD**, 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 **SHARI WHEELER BOYD** as **Executrix** of the estate of **RUBIE C. WHEELER**, deceased, and I do further certify that **SHARI WHEELER BOYD** is still acting **Executrix** of the estate of **RUBIE C. WHEELER** 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 26th day of April, 20 21

RICHARD R. ROOKER, Clerk

_____ D.C.