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: 10/02/2023

NIDA STEINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 708230 DEEDQC
09/01/2021 10:54:52 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20210901-0117771

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 00 0 011.02
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

A track of parcel of land located and situated in the 5th Civil District of Davidson County Tennessee being Tract No. B, as shown on survey made by E. L. Miller, Jr., & Company, March 11, 1964, revised March 13, 1964, as follows:

Beginning in the center of Burkett Road, at the intersection of the center line of said Road and a point in the western boundary line of the McFarland Property; thence with McFarland's western boundary line, south 2 deg. 30' west, 1374 feet to a point in Gutherie's northern boundary line; thence with said Gutherie's northern boundary line, north 88 deg. 00' west 575 feet to an iron pin; thence north 4 deg. 00' west 1397 feet to the center of Burkett Road; thence with the center of the same, south 87 deg. 46' east 89 feet, south 87 deg. 00' east 525.5 feet and south 85 deg. 08' east 120 feet to the beginning, containing 20.8 acres, more or less.

Being part of the real property conveyed to P. H. Reynolds and wife, Mary O. Reynolds by deed from Claude K. Shacklett, and wife, dated May 11, 1948, filed May 28, 1948, and recorded in Book 1586, page 167, Register's office for said county.

Source of Title Book 85 Page 3705

The above described property is conveyed subject to the following restrictions:

1. Any Residence that is erected on said property shall have a minimum of 1,040 square feet of livable floor area with the outside walls being 80% masonry, either brick or stone.

2. No temporary basement shall be erected on said property.

3. No house trailer shall be used on said property.

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

WITNESS my hand this 1st day of July, 20 21.

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: 10/02/2023

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.