Send Tax Statements To:
Lee Ann Purnell and Vicki Lynn King
4216 Andrew Jackson Parkway
Hermitage, Tennessee 37076

This Instrument Prepared by:
J. Lynn Watson, Attorney at Law
711 Majesty Drive
Murfreesboro, Tennessee 37129

Name and Address of New Owner:
Lee Ann Purnell and Vicki Lynn King
4216 Andrew Jackson Parkway
Hermitage, Tennessee 37076

This instrument prepared from information provided by the parties

Karen Johnson Davidson County
Batch# 727968 DEEDQC
09/30/2021 11:42:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210930-0131637

EXECUTOR'S QUITCLAIM DEED

WHEREAS, George F. Purnell died on September 17, 2020, and the Last Will and Testament of George F. Purnell was admitted to probate by order entered on November 18, 2020 in the Circuit Court for Davidson County, Tennessee, Probate Division, Case Number 20P1777; and

WHEREAS, George F. Purnell survived his wife, Voncile Edwards Purnell, who died on March 22, 2015; and

WHEREAS, George F. Purnell became the sole owner of the tracts described below as the surviving tenant by the entirety; and

WHEREAS, George F. Purnell, devised his residuary estate in equal shares to his two daughters, Lee Ann Purnell and Vicki Lynn King;

NOW, THEREFORE, in accordance with the terms of the Last Will and Testament of George F. Purnell, I, LEE ANN PURNELL, Executor of the ESTATE of GEORGE F. PURNELL, do hereby quitclaim and convey a one-half (1/2) undivided interest unto LEE ANN PURNELL, her heirs and assigns, and a one-half (1/2) undivided interest unto VICKI LYNN KING, her heirs and assigns, in and to the following described property located in Davidson County, Tennessee:

TRACT 1 (Map & Parcel 075 00 0 109.00):

LAND in the Fourth Civil District of Davidson County, Tennessee, being known as the R. C. Allen Subdivision and being an unnumbered lot in said subdivision as of record in Book 4595, page 16, Register's Office for Davidson County, Tennessee.

SAID lot begins at a point on the westerly margin of Old Hickory Blvd. 394 1/2 ft. from the intersection of the right-of-way for Old Hickory Blvd. and that of Tyler Drive; thence south 89° 03' west 207.67 ft. to an iron pin; thence south 86° 14' west 194.52 ft. to an iron pin; thence north 5° 49' east 166.62 ft. to an iron pin; thence south 87° 31' east 122.79 ft. to a concrete monument; thence south 86° 57' east 255.15 ft. to an iron pin on the westerly margin of Old Hickory Blvd.; thence with

said westerly margin of Old Hickory Blvd. south 2° 43' east 156.46 ft. to an iron pin and the point of beginning and containing 1.45 acres more or less.

This is improved property located at 4216 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

Being the same property conveyed to George F. Purnell and wife, Voncile E. Purnell by deed from Lois Harlan Allen dated June 23, 1972 and appearing of record at Book 4618, Page 815, Register's Office for Davidson County, Tennessee.

Tract 2 (Map & Parcel 075 00 0 110.00):

Improved property situate in the 4th Civil District of Davidson County, Tennessee, known as 4210 Andrew Jackson Parkway, and more particularly described as follows:

Being the property designated as Tract No. 1, of the R. C. Allen Subdivision, Section Two, shown on a plat of Braden Dwight Hinson, of record in Book 4660, page 14, of the Register' s Office for Davidson County, Tennessee.

The property begins at a point on the east margin of Andrew Jackson Parkway, formerly Old Hickory Blvd., the point being the northeasterly point of the tract described and the southeasterly point of the property of Purnell; thence with the said Purnell southerly boundary, N 87 degrees 17' W, a distance of 207.67 feet to a point; thence continuing with Purnell's line, N 84 degrees 28' W a distance of 194.52 feet to a point marking the southwesterly corner of Purnell, the northwesterly corner of the subject tract, and the intersection with the DuPont School property; thence running with the School property line S 8 degrees 12' W 156.80 feet to a point marking the southwesterly corner of the tract and the northeasterly corner of Tract No. 2; thence with the north line of Tract 2, S 84 degrees 05' E 427.13 feet to the point of intersection with the said boundary of Andrew Jackson Parkway (formerly Old Hickory Blvd.); thence with the roadway boundary N 0 degrees 35' W 170.63 feet to the point of beginning, said tract containing 1.53 acres more or less.

This is improved property located at 4210 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

Being the same property conveyed to George F. Purnell and wife, Voncile E. Purnell by deed from Bill Hampton, Executor of the Estate of John Frank Hagy, dated October 15, 1996 and appearing of record at Book 10238, Page 33, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, covenants and easements that are applicable to the above-described tracts, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

WITNESS MY HAND, this the 2nd day of August, 2021.

LEE ANN PURNELL, Executor of the
Estate of George F. Purnell

STATE OF TENNESSEE)
)ss
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said state and county, LEE ANN PURNELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Executor of the Estate of George F. Purnell, and that she, as such Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this the 2nd day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/2024

STATE OF TENNESSEE)
)ss
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00. This transfer is to implement a testamentary devise and is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(D).

AFFIANT

Sworn to and subscribed before me, this 2nd day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/2024