Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

JAMES L. BONER, JR., ET UX

TO: QUITCLAIM DEED

JAMES LIPSCOMB BONER, JR. and STELLA MELINDA BONER, Trustees of the BONER FAMILY REVOCABLE TRUST dated April 22, 2022

THIS QUITCLAIM DEED OF REALTY, executed as of the 22 day of April, 2022, by Grantors, JAMES L. BONER, JR. and STELLA M. BONER, husband and wife, to Grantees, JAMES LIPSCOMB BONER, JR. and STELLA MELINDA BONER, Trustees of the BONER FAMILY REVOCABLE TRUST dated April 22, 2022, and any amendments thereto,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Being Lot No. 10 on the plan of Jacob's Valley, Section 3, of record in Instrument No. 200210100124310, Register's Office for Davidson County, Tennessee to which said plan reference is hereby for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to James L. Boner, Jr. and Stella M. Boner, husband and wife by Warranty Deed from Gary D. Beck and Jada K. Vaughan-Beck, husband and wife, dated March 31, 2003 and recorded April 4, 2003 of record in Instrument No. 20030404-0044856, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 844580 DEEDQC
04/25/2022 10:58:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20220425-0047211

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

JAMES L. BONER, JR.

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES L. BONER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person has executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22 day of April, 2022.

My Commission Expires:

9-15-24

HEATHER L. RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

Heather L. Riley
Notary Public

Stella M. Boner
STELLA M. BONER

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, STELLA M. BONER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person has executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the _____ day of _____, 2022.

My Commission Expires:

9-15-24

HEATHER L. RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

Heather L. Riley
Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
James Lipscomb Boner, Jr. and Stella Melinda Boner, Trustees of the Boner Family Revocable Trust dated April 22, 2022 1125 Jacobs Court Joelton, TN 37080	SAME/OWNER
Property Address:	Map and Parcel No.
1125 Jacobs Court Joelton, TN 37080	020 00 0 064.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).