THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37203
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

Karen Johnson Davidson County
Batch# 912970 DEEDQC
09/07/2022 08:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220907-0100110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Subscribed and sworn to before me this 6th day of September, 2022.

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
James Damon Boswell Tara Leigh Moore 4836 Briarwood Drive Nashville, TN 37211	-SAME-	147 05 0 005.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **James Damon Boswell, Executor of the Estate of William Ran Boswell, deceased** (the "decedent"), who died on November 28, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, 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 that was duly admitted to probate in Davidson County, Tennessee on February 16, 2022, and recorded under Docket No. 22P119 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and quitclaims unto **James Damon Boswell and Tara Leigh Moore, as equal tenants in common**, with each grantee owning an undivided one-half interest,

all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 6th day of Sept, 2022.

James Damon Boswell, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Damon Boswell, Executor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of Sept., 2022.

Notary Public

My Commission Expires:

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 558 on the plan of Caldwell Hall, Section Fourteen, of record in Book 3300, page 77, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Ran Boswell and wife, Catherine S. Boswell, by deed from Joe M. Cottrell, Jr. and wife, Amy Cottrell, of record in Book 9189, page 404, Register's Office for Davidson County, Tennessee. William Ran Boswell and Catherine S. Boswell were granted a divorce by the Second Circuit Court for Davidson County, Tennessee under Docket No. 00D-2499. In the final divorce decree, Catherine S. Boswell relinquished her entire interest in said property to William Ran Boswell, and the divorce decree was recorded in the Register's Office for Davidson County, Tennessee, instrument number 20010228-0018679. William Ran Boswell died on November 28, 2021, and devised his entire interest in the subject property to his children, James Damon Boswell and Tara Leigh Moore, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on February 16, 2022, under Docket No. 22P119.

This is improved property known as 4836 Briarwood Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 6, 2022

September 6, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of September, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024