Karen Johnson Davidson County
Batch# 1058608 DEEDQC
10/06/2023 02:38:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231006-0078964

THIS INSTRUMENT PREPARED BY:
Thomas C. Gorham
161 Belle Forest Circle
Nashville, TN 37221

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Barton Dow Boozer
Victoria Boozer
314 Leon Road
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

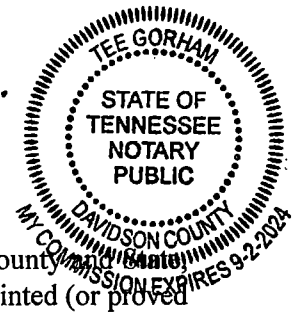
KNOW ALL MEN BY THESE PRESENTS that I, Barton Dow Boozer, for and in consideration of the sum of ONE AND NO/100THS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto Barton Dow Boozer and Victoria Boozer, all of my right, title and interest, in and to a certain tract of land located in of Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and made a part hereof and all hereinafter referred to as Real Property.

This is improved real property known as 314 Leon Road, Nashville, Davidson County, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of October, 2023.

Barton Boozer
BARTON DOW BOOZER



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barton Dow Boozer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 5th day of October, 2023.

Notary Public

My Commission Expires: 9/2/24

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1.00

Victoria Boozer
Affiant

Subscribed and sworn before me this
5th day of October. 2023.

NOTARY PUBLIC
My Commission Expires 9/2/24

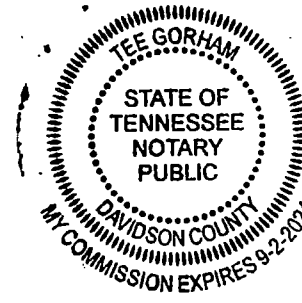


EXHIBIT A

Map No. 126
Part of Parcel No. 116
Part of Field Book No. 09D 78989

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by Raimey S. Ellenburg, Tennessee Surveyor No. 2038, dated _____ 2005, and being a portion of the original 10.30 acre tract identified as Tract No. 7 on the Survey of the J. Don Heath Property dated 02 May 1983, and served by an unnamed easement road which existed with gravel prior to July 1, 1984, and sasid easement road being established on May 8, 1979, by an instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within property consisting of 5.00 acres, more or less, described as follows:

Commencing at an Iron Pin in the center of Heath easement road after being measured along the centerline of said easement road 1253.19 feet in a Northerly and Northeasterly direction from an Iron Pin in the centerline of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C. Bibb's Northwest corner as shown in Book 5976, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts have a right to ingress & egress over and insuring to their heirs, successors and assigns, but with the duties described in Book 5393, page 898, and now within conveyed land being described as follows:

Continuing along a curve having a radius of 1145.530 feet and an arc distance of 60.40 feet N 53°03'26" E along a chord bearing along the centerline of Heath Road a distance of 60.39 feet to a point of tangency; thence N 51°32'48" E along the centerline of Heath Road a distance of 193.57 feet to the point of curvature of a curve having a radius of 405.01 feet and an arc distance of 72.51 feet, this being the true point of beginning; thence N 46°25'04" E along a chord bearing on said curve a distance of 72.41 feet to the point of intersection of the centerlines of Heath Road and Leon Road; thence S 72°40'02" E along the centerline of Leon Road a distance of 171.26 feet to the point of curvature of a curve having a radius 487.50 feet and an arc distance of 344.86 feet; thence S 52°24'06" E along a chord bearing on said curve a distance of 337.71 feet to a point; thence S 31°58'39" E (S 32°08'10" E record) along the centerline of Leon Road a distance of 216.55 feet to the point of curvature of a curve having a radius of 751.90 feet and an arc distance of 145.310 feet; thence S 26°35'59" E along a chord bearing on said curve a distance of 145.08 feet to a point; thence S 41°58'47" W a distance of 567.24 (N 41°54'15" W 568.10 record) feet to a T-Post; thence N 31°36'59" W a distance of 25.000 feet to a point; thence N 0°38'32" E a distance of 833.63 feet to a point; thence N 72° 40' 02" W and parallel with a chord along the centerline of Leon Road a distance of 293.3 feet to the true point of beginning and containing 5.00 acres, more or less. Less and except that part for Road R/W(Right-Of-Way) purposes for Heath Road and Leon Road. Subject to any easements or Rights of Way of Record.

Together with a non-exclusive joint ownership of the access road fifty (50) feet wide and described in instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and a non-exclusive easement by necessity along the established Heath Road.

This conveyance is subject to the following, to-wit:

1. A non-exclusive easement twenty-five (25) feet in width for Heath Road along portions of the north and west boundaries of the within described Real Property;

2. A non-exclusive easement fifty (50) feet in width for Leon Road along north and portions of the east boundaries of the within described Real Property;

3. Restrictions of record in Book 5393, page 898, Book 5379, page 497, Book 5379, page 501, Book 5379, page 509, and Book 6425, page 811, all Register's Office for Davidson County, Tennessee;

4. Roadway restrictions of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee; and

5. All matters shown on the survey by P. A. Chapdelaine, Tennessee Surveyor, 882, dated 02 May 1983.

Being a part of the same property conveyed to Barton Dow Boozer by Warranty Deed from Carol B. Boozer and husband, William A. Boozer dated September 19, 2005 and recorded September 21, 2005 as Instrument Number 20050921-0113565. Register's Office for Davidson County, Tennessee.