THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Jack W. Boone JACK W. BOONE, AFFIANT Subscribed and sworn to before me, this 11 day of December 2023. NOTARY PUBLIC My Commission Expires: 7/7/27

MISAH C. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1083468
12/19/2023 08:13:13 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231219-0097550

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TROY J. VILLAGER and JACK W. BOONE, CO-TRUSTEES 1029 Falls Avenue Madison, TN 37115	New Owner	Map and Parcel No.: Map: 052-09-0 Parcel: 032.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Jack W. Boone and Troy J. Villager, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Troy J. Villager and Jack W. Boone, Co-Trustees of the Boone-Villager Joint Revocable Trust, created October 4, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1029 Falls Avenue, Madison, Tennessee 37115, and more particularly described as follows:

Being Lot No. 1 on the map of Montague Falls, Chas. U. Coggin's subdivision of part of Tract No. 18 in the Plan of Montague as of record in Book 421, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack W. Boone and Troy J. Villager, married to each other as tenants in common with right of survivorship, from Gordon L. Robison and Michael S. Burchfiel, married to each other, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20190408-0031880.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of December 2023.

Jack W. Boone

Jack W. Boone, Grantor

Troy J. Villager, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jack W. Boone**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of December 2023.

Notary Public

My Commission Expires: 7/7/27

MICAH C. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Troy J. Villager**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of DECEMBER 2023.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027