Karen Johnson Davidson County
Batch # 1159066 DEEDQC
07/17/2024 10:17:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053743

This Instrument Prepared By:
L. Glenn Worley
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of Owner:
Joyce Krech, Lannie G. Boswell, and Barbara Shane, Co-Trustees
Transit Avenue Trust U/W
dated 9/4/2019
1619 Lewisburg Pike
Franklin, TN 37064

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map #106-6
Parcel #73

FIDUCIARY QUITCLAIM DEED

WHEREAS, Doris L. Boswell ("Decedent") died on November 12, 2023, leaving a Last Will & Testament dated September 4, 2019, and First Codicil to Last Will & Testament dated March 24, 2023 (collectively, the "Will"); and

WHEREAS, the Will was admitted to probate on November 29, 2023, in the Chancery Court for Williamson County Tennessee, Probate Division, Docket No. 23PR-13418; and

WHEREAS, Joyce Krech, Lannie G. Boswell, and Barbara Shane were appointed Co-Executors of the Will; and

WHEREAS, the Co-Executors were duly qualified and all valid claims filed against the estate have been satisfied and/or released; and

WHEREAS, the real property described herein was owned by Decedent and her late husband, Lannie L. Boswell, as tenants by the entireties, until his death on November 21, 2015; and

WHEREAS, the Co-Executors desire to transfer the real property described herein to the Trustees of the Transit Avenue Trust U/W Doris L. Boswell dated September 4, 2019, as modified by First Codicil to Last Will & Testament dated March 24, 2023, as a specific devisee thereof in accordance with Item V of the Will.

NOW, THEREFORE, as a distribution from the Estate of Doris L. Boswell and for no other consideration, we, Joyce Krech, Lannie G. Boswell, and Barbara Shane, Co-Executors of said Estate, in accordance with Item V of the Will, by these presents hereby quitclaim and convey unto Joyce Krech, Lannie G. Boswell, and Barbara Shane, Co-Trustees of the Transit Avenue Trust U/W Doris L. Boswell dated September 4, 2019, as modified by First Codicil to Last Will & Testament dated

March 24, 2023, their successors and assigns, all right, title, and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

> BEING Lot No. 1 on the Plan of Joslin Sign & Commercial Subdivision, of record in Instrument 200407090081884, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lannie L. Boswell, and wife, Doris L. Boswell, by Special Warranty Deed from Joslin Sign & Maintenance Company of record as Instrument No. 20040723-0088365, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 111 Transit Avenue, Nashville, Tennessee 37210.

By signing this deed, the Co-Executors release any right they may have to recover this property in the event of the subsequent insolvency of the Estate of Doris L. Boswell.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the date indicated below.

7/15/2024
Date

Joyce Krech
Joyce Krech, Co-Executor of the Estate of Doris L. Boswell

7/16/2024
Date

Lannie G. Boswell, Co-Executor of the Estate of Doris L. Boswell

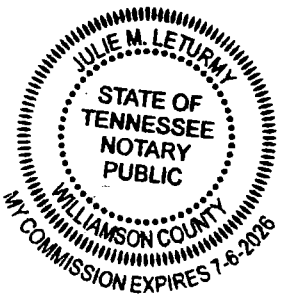
7/15/2024
Date

Barbara Shane
Barbara Shane, Co-Executor of the Estate of Doris L. Boswell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, JULIE M. LETURMY, a Notary Public of said state and county aforesaid, personally appeared Joyce Krech, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Co-Executor of the Last Will & Testament of Doris L. Boswell, the within named bargainor, and that she, as such Co-Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood,, Tennessee, this 15th day of July, 2024.



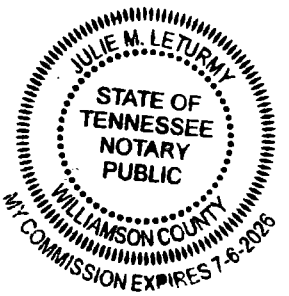
Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, JULIE M. LETURMY, a Notary Public of said state and county aforesaid, personally appeared Lannie G. Boswell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Co-Executor of the Last Will & Testament of Doris L. Boswell, the within named bargainor, and that he, as such Co-Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood,, Tennessee, this 16th day of July, 2024.

Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/6/2026



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, JULIE M. LETURMY, a Notary Public of said state and county aforesaid, personally appeared Barbara Shane, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Co-Executor of the Last Will & Testament of Doris L. Boswell, the within named bargainor, and that she, as such Co-Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood,, Tennessee, this 15th day of July, 2024.

JULIE M. LETURMY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/6/2026

THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION UNDER TENNESSEE CODE ANNOTATED §67-4-409(a)(1)(C)(iv). IN ACCORDANCE WITH T.C.A. §67-4-409(a)(1)(E), NO VALUATION OATH IS REQUIRED.