STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDQC
Recvd: 06/19/06 10:18 2 pgs
Fees:12.00 Taxes:0.00
20060619-0072510

The actual consideration for this transfer is $0.

Affiant

This instrument was prepared by:
Allen Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE 20 06
Deputy Register

Address New Owner As Follows:	Send Tax Bills To:	Parcel #
Yosef G. Boyd 160 Queens Ln Nashville, TN. 37218	73 Whitebridge Rd. Ste. 103-156 Nashville, Tn. 37205 Yosef Boyd	081-03014900

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid the receipt of which is herby acknowledged I, William A. Boyd, GRANTOR, have bargained and sold and hereby convey, remise, release and forever quitclaim to Yosef G. Boyd, GRANTEE, all of my right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee; to-wit::

Being Lot #47 48, on point nineteen acreage (.19) Parcel I.D. # 08103014900. Known as 1102 Kellow St. Nashville TN. 37208 The Register's Office of Davidson County, Tennessee.

Source of Title 20020612-0071324

The above tracts of property are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 14 day of ~~May~~ June 2004

William A. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public in and for said County and State, the within named William A. Boyd, the bargainer, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 14th day of June 2006

NOTARY PUBLIC

NGOGBEMI AJAMU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:_____

My Commission Expires JULY 25, 2009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$63,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/12/02 09:07 2pgs
Fees:13.00 Taxes:233.10
[redacted]
20020612-0071324

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Boyd (NAME)	William A. Boyd (NAME)	081-03-0-149.00
1102 Kellow Street (ADDRESS)	1102 Kellow Street (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wade L. Phelps, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Boyd, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 35 feet and the easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Owen's Plan of Buena Vista, as of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being the same property conveyed to Wade L. Phelps by Trustee's Deed from Robert Greene, Trustee, dated November 10, 2000 and filed for record as Instrument No. 20020523-0062921, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frank Barton, unmarried, by deed from Wade L. Phelps, unmarried, dated November 10, 2000 and filed for record as Instrument No. 20001115-0113371, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable and any and all matters as shown on the plan of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1102 Kellow Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.