Return To: ASH
MH&S Law Firm
1804 Williamson Ct. Ste 2
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Address New Owners as Follows:
Beverly G. Boyce, Et Al
304 Leisure Court
Antioch, Tennessee 37013

Send Tax Bills To:
New Owner

Map-Parcel:
Map 162-16-B
Parcel 003.00

STRAWMAN QUITCLAIM DEED

(This instrument contains two conveyances)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add Gregory D. Boyce and wife, Jennifer R. Boyce, to the title of said property and to establish a right of survivorship, **Beverly G. Boyce, an unmarried woman,** does hereby quitclaim and convey her interest unto **J. Carlton Drumwright, Trustee, Grantee,** his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section One, Phase One, Leisure Heights, of record in Plat Book 5800, page 267, and amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William J. Boyce and spouse Beverly G. Boyce, by Warranty Deed dated October 5, 1994, from Robert M. McConnell, a single person, of record in Book 9490, Page 963, Register's Office for Davidson County, Tennessee. William J. Boyce having since died.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This deed has been prepared based on the representations of the parties and without the benefit of a title search.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 20th day of July, 2012.

X Beverly G Boyce
Beverly G. Boyce

And now, I, the said **J. Carlton Drumwright, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Beverly G. Boyce, an unmarried woman, and Gregory D. Boyce and wife, Jennifer R. Boyce, as tenants by the entirety, (said property to be held as tenants in common with the right of survivorship between Beverly G. Boyce and Gregory D. Boyce and wife, Jennifer R. Boyce,)** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 20th day of July, 2012.

J. Carlton Drumwright, Trustee

BILL GARRETT, Davidson County
Trans:T20120054665 DEEDQC
Recvd: 07/25/12 14:53 2 pgs
Fees:17.00 Taxes:0.00
20120725-0065459

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly G. Boyce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2012.

Anne Alford
Notary Public

My Commission Expires: 6/21/2015

ANNE ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Carlton Drumwright, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Beverly G Boyce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2012.

Anne Alford
Notary Public

My Commission Expires: 6/21/2015

ANNE ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY