QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 20 16

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC DANA DELWORTH

B-STM-16-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julio Christopher Custode and Victoria Lee Adcock	**Julio Christopher Custode and Victoria Lee Adcock**	
(NAME) ~~0 Collins Road~~ 8249 Spring Ridge Dr	(NAME) ~~0 Collins Road~~ 8249 Spring Ridge Dr.	**155-285.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA ANN BOYD CUSTODE, TRUSTEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIO CHRISTOPHER CUSTODE AND VICTORIA LEE ADCOCK, BOTH UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying off Collins Road in Davidson County, Tennessee; bounded in general by Fred W. Boyd (Life Estate) on the north; Sandra Ann Boyd Custode on the East; Lot 16 of McCrory Heights 1st Revision on the South; Stephen C. Boyd remainder on the West, more particularly described as follows:

Beginning at an existing iron pin, at a fence corner, the southwest corner of Sandra Ann Boyd Custode(Deed Book 10414, Page 108, Register's Office for Davidson County); in the north line of Lot 16 of the McCrory Heights Subdivision 1st Revision (Plat Book 9700, Page 162, Register's Office for Davidson County); thence leaving Sandra Boyd Custode and with the north line said Lot 16, N 82° 07' 59" W 117.83' to an iron pin set 5 feet south of a meandering fence; thence leaving Lot 16 and with a new line N 08° 05' 55" E 739.40' to an iron pin set in the south line of Fred W. Boyd (Life Estate) (Deed Book 10627, Page 317, Register's Office for Davidson County); thence with Fred W. Boyd's south line S 82° 07' 59" E 117.83' to an existing iron pin, Fred W. Boyd's southeast corner in the west line of the aforementioned Sandra Ann Boyd Custode; thence leaving Fred W. Boyd and with Sandra Ann Boyd Custode's west line S 08° 05 '55" W 739.40' to the point of beginning, containing 2.00 acres, more or less, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road,Fairview, Tennessee 37062 on December 2, 2003 from a previous survey dated October 13, 1995.

Being the same property conveyed to Julio Christopher Custode and Victoria Lee Adcock by Quitclaim Deed from Sandra Ann Boyd Custode, recorded March 15, 2016 in Instrument No. 20160315-0024455; being the same property conveyed to Sandra Ann Boyd Custode, Trustee, by Quitclaim Deed from Stephen Clark Boyd, recorded January 16, 2004 in Instrument No. 20050116-0006649; being part of the same property conveyed to Stephen Clark Boyd by Quitclaim Deed from Fred W. Boyd and wife, Jean Boyd, recorded January 23, 1996 in Book 9924, Page 850; and being part of the same property conveyed to Fred W. Boyd and wife, Jean Boyd by Warranty Deed from Dorothy Boyd Dale, recorded June 28, 1968 in Book 4247, Page 130, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: 0 Collins Road, Nashville, Tennessee 37221.

BILL GARRETT, Davidson County
Trans: T20160066693 DEEDQC
Recvd: 08/03/16 10:10 2 pgs
Fees: 12.00 Taxes: 0.00
20160803-0080105

THIS INSTRUMENT WAS EXECUTED TO CORRECT QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20160315-0024455 IN THAT GRANTOR IS EXECUTING IN THE CAPACITY OF TRUSTEE.

Witness my/our hand(s) this the 22 day of July, 2016.

Sandra Ann Boyd Custode

Sandra Ann Boyd Custode, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Ann Boyd Custode, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2016.

Notary Public

My Commission Expires: 11-06-17

ANNETTE L. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903