QUITCLAIM DEED

FROM: CLAUDIA BOYETT **FROM: RONALD K. NEVIN, TRUSTEE**

TO: RONALD K. NEVIN, TRUSTEE **TO: CLAUDIA BOYETT, WAYNE DILLARD and CAROLYN HODGE**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Claudia Boyett Wayne Dillard Carolyn Hodge 213 Scotts Creek Trail. Hermitage, TN 37076	Claudia Boyett 4636 Lebanon Pike Hermitage, TN 37076	75-12-0-A-22

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

BILL GARRETT, Davidson County
Trans:T20160108075 DEEDQC
Recvd: 12/08/16 12:33 2 pgs
Fees:17.00 Taxes:0.00
20161208-0129035

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Claudia Boyett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December, 2016.

NOTARY PUBLIC
My Commission Expires: 3/18/20

STATE OF TENNESSEE NOTARY PUBLIC PRESLEY OF ROBERTSON COUNTY CARMGM

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a life estate, I Claudia Boyett, by these presents do hereby quitclaim and convey all my right, title and interest to Ronald K. Nevin, Trustee, and from Ronald K. Nevin, Trustee to Claudia Boyett for life, with the remainder to Wayne Dillard and Carolyn Hodge, as joint tenants with right of survivorship, in fee simple in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee described as follows:

BEING Lot No. 22, on the Plan of Revised Cedar Creek, Phase 1, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Claudia Boyett, unmarried by deed from Diane L. Ball and husband Aaron Ball of record in Instrument No. 20020204-0015256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7768, Page 238; Book 7945, Page 901; Book 7768, Page 258, said Register's Office.

Said Property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

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

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property, known as 213 Scotts Creek Trail, Hermitage, TN 37076.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8 day of December, 2016.

CLAUDIA BOYETT

RONALD K. NEVIN, TRUSTEE

And now, I, the said Ronald K. Nevin, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto Claudia Boyett for life with the remainder to Wayne Dillard and Carolyn Hodge, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitation, restrictions and encumbrances as may affect the premises as above set forth.

RONALD K. NEVIN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Claudia Boyett, 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 Nashville, Tennessee, this 8th day of December, 2016.

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public

My Commission Expires: 3/18/19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, RONALD K. NEVIN, Trustee, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2016.

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public

My Commission Expires: 3/18/19