QUITCLAIM DEED

FROM: WAYNE DILLARD and CAROLYN HODGE

TO: CLAUDIA BOYETT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Claudia Boyett 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:T20170038829 DEEDQC
Recvd: 05/08/17 10:29 3 pgs
Fees:17.00 Taxes:0.00
20170508-0045305

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ PUTNAM

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

Claudia Boyett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 2017.

Robert J. Good
NOTARY PUBLIC

My Commission Expires: 1-19-2021

ROBERT J. GOOD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance of our remainder interest as joint tenants with right of survivorship, we, Wayne Dillard and Carolyn Hodge, by these presents do hereby quitclaim and convey all our right, title and interest to Claudia Boyett, 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 Ronald K. Nevin, Trustee from Claudia Boyett, and to Claudia Boyett, Wayne Dillard and Carolyn Hodge, from Ronald K. Nevin, Trustee, by deed of record in Instrument No. 20161208-0129035, 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 22nd day of April, 2017.

And now, we, the said Wayne Dillard and Carolyn Hodge, 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 all our right, title and interest, 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.

Wayne Dillard
WAYNE DILLARD

Carolyn Hodge
CAROLYN HODGE

STATE OF TENNESSEE)
)
COUNTY OF PUTNAM)

Personally appeared before me, a Notary Public in and for County and State, the within named, Wayne Dillard, 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 Cookeville, Tennessee, this 22nd day of April, 2017.

Robert J. Good
Notary Public

My Commission Expires: 1-19-2021

ROBERT J. GOOD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE)
)
COUNTY OF PUTNAM)

Personally appeared before me, a Notary Public in and for County and State, the within named, Carolyn Hodge, 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 Cookeville, Tennessee, this 22nd day of April, 2017.

Robert J. Good
Notary Public

My Commission Expires: 1-19-2021

ROBERT J. GOOD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

ALL - PURPOSE ACKNOWLEDGMENT

State of Tennessee
County of Putnam

On 4-22-2017 (DATE) before me, ROBERT J. GOOD (NOTARY),

Personally appeared, WAYNE DILLARD (OWNERS),

☐ Personally known to me - OR - ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROBERT J. GOOD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

WITNESS my hand and official seal.

Robert J. Good
(NOTARY SIGNATURE)

EXPIRATION 1-19-2021

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER(PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) or ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER