QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 5644 DEEDQC
09/28/2017 11:57:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170928-0099409

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2017.

L. Chandler Dep Reg
Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas James Boyd	SAME AS NEW OWNER	052130B11300CO
(NAME)	(NAME)	
2344 Benay Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Boyd**, hereinafter called the Grantor(s), has quitclaimed unto **Nicholas J. Boyd**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 151 on the plan of First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IC, Section 1, of record in Plat Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jennifer L. Boyd and Nicholas J. Boyd, wife and husband by deed from Mark Taneski and Gerald Mayberry, both unmarried, dated 04/21/2011, of record in Instrument No. 20110427-0032156, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 2344 Benay Road, Nashville, TN 37214.

Witness my hand this 18 day of August, 2017.

Jennifer L. Boyd

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Boyd the herein bargainor, 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, this the 18 day of August, 2017.

Notary Public

My Commission Expires: 5-20-19

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY