Bill Garrett Davidson County
Batch# 39998 DEEDQC
12/20/2017 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171220-0129728

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

JONATHON IRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 12 day of December, 2017.

Notary Public
My commission expires: 12-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Trust of Matthew and Sandra Boyd 4621 Churchwood Drive Nashville, TN 37220	New Owner	132-14-0-082.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew E. Boyd and Wife Sandra K. Boyd,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Matthew E. Boyd and Sandra K. Boyd Trustees of the Trust of Matthew and Sandra Boyd,** Grantee(s), its successors and assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, Being Lot No. 99 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Van Leer Drive at the corner of Lots Nos. 99 and 100; thence easterly with said Drive, 180.37 feet to a monument; thence northeasterly around a slight curve, 34.29 feet to a monument in the west margin of Churchwood Drive; thence north with said Drive, 225.75 feet to the corner of Lots Nos. 98 and 99; thence westerly along the line of said lots, 200 feet to the rear corner of Lots Nos. 99 and 100; thence southerly with the line of said lots, 247.70 feet to the beginning.

Being the same property conveyed to Mary Ann Chester by Quitclaim Deed from James W. Baxendale, deceased, and wife Martha Baxendale, deceased, by all heirs at law, James W. Chester, Mac A. Chester, Mary Ann Chester and Clara Chester Martin dated June 25, 2009 of record as Instrument No. 20090714-0065603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew E. Boyd and wife Sandra K. Boyd, by Warranty Deed from Mary Ann Chester, recorded on Dec. 11, 2017 in ~~Book~~ _____, ~~Page~~ _____, Register's Office for Davidson County, Tennessee. Inst. # 20171211 0125687

Being also known as **4621 Churchwood Drive Nashville, TN 37220.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

WITNESS my hand this 8 day of December, 2017

Matthew E. Boyd

Sandra K. Boyd

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mathhew E. Boyd and wife Sandra K. Boyd the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2017.

Notary Public

My commission expires: 11/05/20

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Jonathan Tristan Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Tristan Jacobs] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON