Bill Garrett Davidson County
Batch# 121168 DEEDQC
07/26/2018 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180726-0073025

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Rickey L. Boyce and Nancy Boyce
3040 Buenaview Boulevard
Nashville, TN 37218

SEND TAX BILLS TO:
Amrock, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Rickey L. Boyce and Nancy Boyce
3040 Buenaview Boulevard
Nashville, TN 37218

MAP–PARCEL NUMBER(S): 059 05 0 030.00

QUITCLAIM DEED

64607423-4620362
THIS INDENTURE, made and entered into this 19 day of July 2018, by and between **Nancy L. Boyce, fka Nancy C. Foster**, hereafter "Grantor", and **Rickey L. Boyce and Nancy Boyce, husband and wife, as Tenants by the Entirety**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of **Ten** Dollars (**$10.00**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 99 ON THE PLAN OF BUENA VISTA ESTATES, SECTION 3, OF RECORD IN PLAT BOOK 4175, PAGE 139, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Property Address: 3040 Buenaview Boulevard, Nashville, TN 37218

Being the same property conveyed to **Nancy L. Boyce, fka Nancy C. Foster**, by deed dated **September 11, 1980**, of record in Liber/Book **5652**, Page/Folio **233**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(A)(i): "Creation or dissolution of a tenancy by the entirety by conveyance from one spouse to the other."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

Nancy L. Boyce / Nancy C. Foster

Nancy L. Boyce, fka Nancy C. Foster

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 19 day of July, 2018, before me personally appeared **Nancy L. Boyce, fka Nancy C. Foster** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers ID

AFFIDAVIT OF VALUE

STATE OF Tennessee §
§
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy L. Boyce / Nancy C. Foster
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this July 19, 2018
Nancy L. Boyce, fka Nancy C. Foster

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers License

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne