The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me, this 24 day of January, 2018 2019

Pamela E. Brooke

Notary Public
My Commission Expires: July 6, 2020
(Affix Seal)

PAMELA E. BROOKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Comm. Expires July 6, 2020

THIS INSTRUMENT PREPARED BY:

HAYNES, FREEMAN & BRACEY, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
May S. Boyce, Trustee for the May S. Boyce Revocable Living Trust dated November 27, 2018 5011 Wyoming Nashville, TN 37209	**Same**	**103 03 0 199.00**

Karen Y Johnson Davidson County
Batch# 180119 DEEDQC
01/03/2019 11:40:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190103-0000735

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **May S. Boyce, an unmarried woman**, by these presents, does hereby quitclaim and convey unto **The May S. Boyce Revocable Living Trust dated November 27, 2018** and its successors and assigns, all her right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee, to wit:

Being a lot or parcel of land in West Nashville, being part of Elam 5 acre tract, not of record, and described as follows:

Beginning at the southeast corner of Wyoming Avenue, formerly 6th Avenue and Fifty-First Avenue North, formerly 10th Street, as shown on the Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County; thence with the easterly margin of 51st Avenue North, southwardly 150.4 feet to the northerly line of the property conveyed to M. J. Mungovan and wife, by deed from Mrs. Kamma A. Sweeney, of record in Book 892, Page 764, said Register's Office; thence with the northerly line, eastwardly 50 feet; thence Northwardly 150.4 feet to the southerly margin of Wyoming Avenue; thence with same westwardly 50 feet to the beginning.

Being the same property conveyed to William Eugene Boyce and wife, May Boyce by C.M. Holland and wife, Louise W. Holland. By Warranty Deed as of record in Book 90, Page 199, said Register's Office. The said William Eugene Boyce having died intestate on August 8, 1989, leaving the said property to the sole remaining Tenant by the Entirety, his wife, May Boyce.

The said May Boyce and May S. Boyce are one and the same person.

This conveyance is subject to easement granted the City of Nashville, for sanitary sewer, by deed from C.M. Holland and wife, as of record in Book 1712, Page 164, said Register's Office.

This improved property is also known as 5011 Wyoming Ave., Nashville, Tennessee, 37209.

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

Witness my hand this 2nd day of January 2019, ~~2018,~~ the bargaining party, has caused my name to be signed hereto on said day and date.

May S. Boyce

May S. Boyce

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, **May S. Boyce**, the within named 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 at Brentwood, Tennessee, this the 2nd day of January, ~~2018.~~ 2019

Pamela A. Steinke

NOTARY PUBLIC

PAMELA A. STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 6, 2020

My Commission Expires: July 6, 2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.