QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 209661 DEEDQC
03/25/2019 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190325-0026777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Millicent A. Boen	**Same**	
(NAME)	(NAME)	
1764 Reynolds Road		**12100013800**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MILLICENT A. BOEN AND J. RANDALL BOEN, WIFE AND HUSBAND ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MILLICENT A. BOEN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 ON THE PLAN OF W. T. KELLEY SUBDIVISION AS OF RECORD IN PLAN BOOK 5200, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MILLICENT A. BOEN AND J. RANDALL BOEN, WIFE AND HUSBAND, BY WARRANTY DEED FROM THE SEAMAN FAMILY TRUST, DATED MARCH 17, 2003, ALLEN E. SEAMAN AND BETTY JEAN SEAMAN, TRUSTORS AND/OR TRUSTEES, OF RECORD IN INSTRUMENT NUMBER 20120611-0051002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1764 Reynolds Rd., Nashville, Tennessee 37217**

Witness our hands this the 19th day of March, 2019.

J. Randall Boen

Millicent A. Boen

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Randall Boen**, the within named bargainor, 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, this the 19th day of March, 2019.

Notary Public
My Commission Expires:

ANGELA EVERETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2021

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millicent A. Boen**, 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, this the 19th day of March, 2019.

Notary Public
My Commission Expires:

ANGELA EVERETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)