AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190031132LD

Karen Johnson Davidson County
Batch# 272301 DEEDQC
08/16/2019 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190816-0082057

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 117-04-0-064-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of August, 2019, by and between **Brian E. Boles, a married man, who acquired title as unmarried, joined in execution by his spouse Elizabeth L. Boles,** a mailing address of 1802 Rosewood Ave, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Brian E. Boles and Elizabeth L. Boles, husband and wife**, a mailing address of 1802 Rosewood Ave, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1802 Rosewood Ave, Nashville, TN 37212

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Brian E. Boles, unmarried from Brian E. Boles, unmarried, and Edward J. Boles, married, in a prior Deed recorded under Instrument Number 20030811-0114044, recorded on 08/11/2003 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brian E. Boles

Elizabeth L. Boles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian E. Boles and Elizabeth L. Boles, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tn, this 9 day of August, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

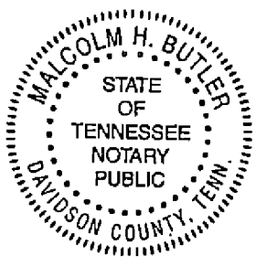
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Brian E Boles
Affiant - **Brian E. Boles**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9 day of August, 2019.

Malcolm H. Butler
Notary Public
My Commission Expires: 9-7-2020



Name and address for person(s) responsible for taxes:
Brian E. Boles and Elizabeth L. Boles
1802 Rosewood Ave
Nashville, TN 37212

Name and address of property owner:
Brian E. Boles and Elizabeth L. Boles
1802 Rosewood Ave
Nashville, TN 37212

LEGAL DESCRIPTION

The following described property:

All that Certain Lot or parcel of land situated in the county of Davidson, State of Tennessee, and being more particularly described as follows: Being Lot Number 2-A, on the plan of Belmont Heights, Section A, as Shown by Plat of record in plat Book 2083, Page 19, Register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same parcel conveyed to Brian E. Boles from Brian E. Boles and Edward J. Boles, by virtue of a deed dated 3/24/2003, recorded 8/11/2003, as instrument no. 20030811-0114044 county of Davidson, state of Tennessee.

Parcel/APN/Tax ID: 117-04-0-064-00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022

Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022