QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 336527 DEEDQC
12/30/2019 04:00:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20191230-0134623

STATE OF TENNESSEE
COUNTY OF Sevier
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Sean T. Boyd, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Dec 2019.

CAROL LINDSAY NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 10-19-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
SEAN T. BOYD, TRUSTEE	SAME AS NEW OWNER	150-050-328 150-050-39000 150-050-38200 150-050-334 150-050-383 150-050-335
2140 GOLD COIN CT.		
GOLD RIVER, CA 95670		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RICHARD J. BOYD, SEAN T. BOYD, AND SUSAN M. ROSENQUIST, AS HEIRS-AT-LAW OF THE ESTATE OF ANNE D. BOYD** ("Grantors"), by these presents do hereby quitclaim and convey unto **SEAN T. BOYD, TRUSTEE OF THE ANNE D. BOYD TRUST** ("Grantee"), its heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

See attached Exhibit "A"

IN WITNESS WHEREOF, we have hereunto set our hands this the 27 day of December, 2019.

RICHARD J. BOYD

SEAN T. BOYD

SUSAN M. ROSENQUIST

STATE OF TN
COUNTY OF Sevier

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RICHARD J. BOYD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of December, 2019.
My commission expires: 10-19-2021

Notary Public

STATE OF TN
COUNTY OF Sevier

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~RICHARD J. BOYD~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained. SEAN T. BOYD

WITNESS my hand and seal this 27 day of December, 2019.
My commission expires: 10-19-2021

Notary Public

STATE OF TN
COUNTY OF Sevier

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~RICHARD J. BOYD~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained. SUSAN MARIE BOYD ROSENQUIST

WITNESS my hand and seal this 27 day of December, 2019.
My commission expires: 10-19-2021

Notary Public

Exhibit "A"

Tract 1: 700 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-328

Land in Davidson County, Tennessee being Lot No. 5A on the plan of zone of Lots 3, 4, and 5, Cherry Hills, Section 12, of record in Book 6250, pages 174 and 175, and amended in Book 6900, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. SA, which is a comer lot, front 40.61 feet on the northeasterly margin of Luann Court and fronts 48.52 feet on the northwesterly margin of Luann Drive, said frontages being joined by a curve having a length of 32. 78 feet, and extends back 114.40 feet on the westerly line and 134.52 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr. by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., and Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr., and Jeanie L. Masten, of record in Instrument No.20011231-0145254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070504-0053775, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6250, Pages 174 and 175, and amended in Book 6900, Page 40, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6436, Page 642, Book 6502, Page 152, and in Book 6900, Page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Luann Court, Antioch, TN 37013.

Tract 2: 702 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-39000

BEING Lot No. 5B, Cherry Hills Section 12, as shown by plat of record in Book 6250, pages 174 and 175, and amended in Book 6900, page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr. by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., and Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr., and Jeanie L. Masten, of record in Instrument No. 20011231-0145254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070430-0051106, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Pages 174 and 175, and amended in Book 6900, Page 40, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument ofrecord in Book 6436, Page 642, Book 6502, Page 152, and in Book 6900, Page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 Luann Court, Antioch, TN 37013

Tract 3: 3213 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-38200

BEING Lot No. 11-B, Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr., by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr. and Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr. and Jeanie L. Masten, of record in Instrument No. 20011231-0145252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070503-0053298, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been

administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6250, Page 734, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4550, Page 876, and in Book 6436, Page 642, Register's Office for Davidson County, Tennessee.

This is improved property known as 3213 Luann Drive, Antioch, TN 37013.

Tract 4: 3215 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-334

BEING Lot No. 11-A, Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr., by Executor's Deed from John Talbot Masten, Ill, Co-Executor under the Will of John Talbot Masten, Jr. and Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr. and Jeanie L. Masten, of record in Instrument No. 20011231-0145252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070430-0051109, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6250, Page 734, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4550, Page 876, and in Book 6436, Page 642, Register's Office for Davidson County, Tennessee.

This is improved property known as 3215 Luann Drive, Antioch, TN 37013.

Tract 5: 3217 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-383

BEING Lot No. 12-B, Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr., Grantor, John Talbot Masten, III, and Elizabeth Masten Hassey, Trustees by Quitclaim Deed from Jeanie L. Masten, of record in Instrument No. 20040805-0094411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070430-0051103, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6250, Page 734, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4550, Page 876, and in Book 6436, Page 642, Register's Office for Davidson County, Tennessee.

This is improved property known as 3217 Luann Drive, Antioch, TN 37013.

Tract 6: 3219 Luann Court, Antioch, TN 37013
Map/Parcel: 150-050-335

BEING Lot No. 12-A of Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Masten Family Trust under the Will of John Talbot Masten, Jr., Grantor, John Talbot Masten, III, and Elizabeth Masten Hassey, Trustees, by Quitclaim Deed from Jeanie L. Masten, ofrecord in Instrument No. 20040805-0094411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., of record in Instrument No. 20070430-0051112, Register's Office for Davidson County, Tennessee. Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs-at-law have been established with Affidavits of Heirship recorded in Instrument No. 20191230013462l and Instrument No. 20191230013462, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, consistent with the self-proving Last Will of Anne D. Boyd. By this instrument, said heirs-at-law convey real property to the Anne D. Boyd Trust consistent with testators wishes in said self-proving Will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6250, Page 734, Register's Office for Davidson County, Tennessee.

This is improved property known as 3219 Luann Drive, Antioch, TN 37013.

Certificate of Authenticity

I, Steven Disser, 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 Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON