Karen Johnson Davidson County
Batch# 361583 DEEDQC
02/21/2020 02:53:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019722

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE
MUSIC CITY ESTATE LAW **1650 Murfreesboro Road, Suite 208** **Franklin, TN 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Mark A. Boyd Affiant Subscribed and sworn to before me February 17, 2020. Justin Gilbert Notary public My commission Expires: July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Mark and Bernie Boyd 6528 Thunderbird Drive Nashville, TN 37209	Mark and Bernie Boyd 6528 Thunderbird Drive Nashville, TN 37209	102-3-124

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Mark A. Boyd and wife, Bernadette Boyd, Grantors, do hereby quitclaim, transfer and convey unto Mark A. Boyd and Bernadette C. Boyd, Trustees of the Mark and Bernadette Boyd Living Trust dated February 17, 2020, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

BEING the same property conveyed to Mark A. Boyd and wife, Bernadette Boyd, from Sun Banks, Inc. by Warranty Deed dated March 23, 1988, and recorded on March 29, 1988, Book 7502, Pages 108-110, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved/unimproved property known as 6528 Thunderbird Drive, Nashville, Tennessee.

Witness my hand February 17, 2020.

Mark A. Boyd, Grantor

Bernadette C. Boyd, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Mark A. Boyd and Bernadette Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office February 17, 2020.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1248 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Marauder Drive at the common corner of Lots Nos. 1248 and 1249; thence with the line between said two lots northeasterly 128.8 feet to a point, the common corner of Lots Nos. 1248 and 1249, and 1271; thence southeasterly with the line between said Lots Nos. 1248 and 1271, 138.6 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin southwesterly 95 feet; thence around a curve westerly 39.27 feet to a point in the northeasterly margin of Marauder Drive; thence with said drive northwesterly 94 feet to the point of beginning.