Karen Johnson Davidson County
Batch# 432373 DEEDQC
07/08/2020 09:05:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0073654

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Vivian D. Boyes, Kenneth H. Boyes and Tracy Taylor	**(NEW OWNERS)**	**Map 075-13-0-**
6006 Lopez Lane		**Parcel 069.00**
Hermitage, TN 37076		
This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantors"), do hereby bargain, quitclaim and conveys unto **Vivian D. Boyles, Kenneth H. Boyles, and Tracy Taylor, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantees"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A'

The purpose of this quitclaim deed is to create a joint tenancy in Vivian D. Boyles, Kenneth H. Boyles and Tracy Taylor, as joint tenants with rights of survivorship.

Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property located on 213 Bonnaridge Drive, Hermitage, TN 37076.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant Vivian D Boyles
Subscribed and sworn to before me this 26 **day of June, 2020.** Notary Public **My Commission Expires:** 05/02/2022	IRVING COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 2, 2022

IN WITNESS, WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 26 day of June, 2020.

Vivian D Boyles
Vivian D. Boyles

Kenneth H Boyles
Kenneth H. Boyles

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Vivian D. Boyles and Kenneth H. Boyles**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that THEY executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this 26 day of June, 2020.

Notary Public

My Commission Expires: 05/02/2022

IRVING COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 2, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 287, on the Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship by quitclaim deed dated October 21, 2016 from Vivian D. Boyles of record in Instrument No. 20161024-0112170, said Register's Office.