Name and Address of New Owner:
Bethany S. Reynolds and Lanette L. Boyd
474 Broadwell Drive
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 441613 DEEDQC
07/21/2020 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200721-0080015

Send Tax Bills To:
Mortgage Solutions of Colorado LLC
5455 N. Union Blvd
Colorado Springs CO 80918

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 160-08-0-035

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lanette Boyd and Bethany Reynolds,** "the Grantors," convey and quitclaim unto **Bethany S. Reynolds and Lanette L. Boyd, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 62, PLAN OF BRENTVIEW HILLS, as shown on plat of record in Plat Book 3300, Page 43 and 44, as amended in Book 3830, Page 864, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lanette Boyd, an unmarried woman and Bethany S. Reynolds, an unmarried woman by Deed dated May 27, 2009 from Ronda B. Kopra, an unmarried woman, recorded June 1, 2009, in Instrument Number 20090601-0050026, in the Register's Office of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate and have good right and lawful authority to convey the same.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 16 day of July, 2020.

Lanette Boyd

Bethany Reynolds

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Lanette Boyd and Bethany Reynolds, the within named bargainors, 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. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

202007210080015

AFFIDAVIT OF VALUE

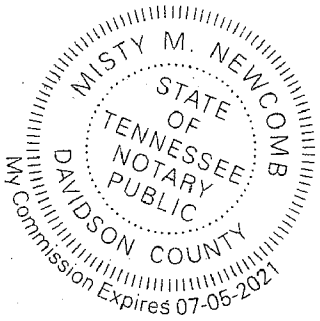
STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 day of July, 2020.

Notary Public



True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021