Karen Johnson Davidson County
Batch# 537267 DEEDQC
12/17/2020 02:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201217-0149688

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Argie Chalfant Oman, Trustee Argie Chalfant Oman Trust 5101 Boxcroft Place Nashville, TN 37205	same	116-13-0-134.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Argie C. Oman (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Argie Chalfant Oman, Trustee, and her successors in trust, of the Argie Chalfant Oman Trust dated December 11, 2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Boxcroft, of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Argie C. Oman by deed from C. Mark Carver, Trustee, of record as Instrument No. 20200221-0019606, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5101 Boxcroft Place, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated December 29, 2020, and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 11 day of December, 2020.

Argie C. Oman

Argie C. Oman, Grantor

[Notary Acknowledgement on Next Page]

Argie C. Oman, Grantor
Boxcroft Place Quitclaim Deed
Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated December 29, 2020, and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Argie C. Oman, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of December, 2020.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 09, 2024

964032.2 03628-001

Boxcroft Place Quitclaim Deed
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020; Executive Order No. 64 by Tennessee Governor Bill Lee dated December 29, 2020, and/or Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Argie C. Oman, Affiant

[Notary Acknowledgement on Next Page]

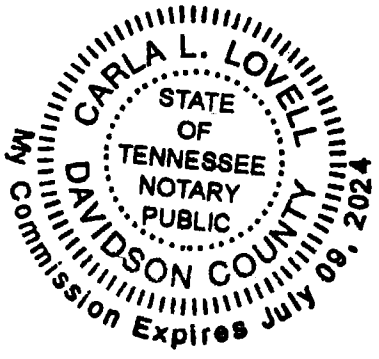
Boxcroft Place Quitclaim Deed
Affiant Notary Acknowledgement

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Subscribed and sworn to before me this 11th day of December, 2020.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024



964032.2 03628-001

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of December, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY