QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 550512 DEEDQC
01/08/2021 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210108-0004157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lillie Virginia Myers and Tonisha Myers Franklin	**Same**	
(NAME)	(NAME)	
4022 Boyd Dr.		**05909010500**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LILLIE VIRGINIA MYERS, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

LILLIE VIRGINIA MYERS, UNMARRIED, AND TONISHA MYERS FRANKLIN, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF HAYNES ESTATES, SECTION III, AS OF RECORD IN BOOK 4175, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 156 FRONTS 82.7 FEET ON THE EASTERLY SIDE OF BOYD DRIVE AND RUNS BACK BETWEEN LINES, 145.79 FEET ON THE NORTHERLY LINE AND 149.86 FEET ON THE SOUTHERLY LINE TO A LINE AT THE REAR ON WHICH IT MEASURES 69.49 FEET.

BEING THE SAME PROPERTY CONVEYED TO ERNEST WILLIAM MYERS AND WIFE, LILLIE VIRGINIA MYERS, BY WARRANTY DEED FROM LEON EVANS AND WIFE, SHIRLEY ANN T. EVANS, OF RECORD IN BOOK 4841, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ERNEST WILLIAMS MYERS HAVING DIED ON JANUARY 3, 2012, LEAVING LILLIE VIRGINIA MYERS AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4022 Boyd Drive, Nashville, Tennessee 37218**

Witness our hands this the 8th day of January, 2021.

Lillie Virginia Myers
Lillie Virginia Myers

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lillie Virginia Myers**, 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 official seal, this the 8th day of January, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON