Karen Johnson Davidson County
Batch# 573502 DEEDQC
02/12/2021 09:51:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020213

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 21 day of Jan, 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
E. J. Hyde	New Owner	050-06-0-031.00
3505 Standing Stone Drive		
Nashville, TN 37207		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boyce Davis, Jr.,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **E.J. Hyde, an unmarried man,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the revised plan of Village by the Creek, Section Three, of record in Book 5200, page 785, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 99.40 feet on the southwesterly margin of Standing Stone Drive and extends back 153.84 feet on the northwesterly line and 124.60 feet on the southeasterly line to a dead line in the rear, measuring 52.97 feet thereon.

Being the same property conveyed to Boyce Davis, Jr. by Warranty Deed from Robert Kataoka and wife, Ruth Kataoka, dated October 16, 1987 of record in Book 7389, page 964, Register's Office for Davidson County, Tennessee. Being the same property that was conveyed to Mid-States Mortgage Corporation by Substitute Trustee's Deed from C. Edward Coomer, Substitute Trustee, dated September 2, 1988, of record in Book 7643, page 367, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the Secretary of Housing and Urban Development of Washington, D.C. by Special Warranty Deed from Mid-States Mortgage Corporation dated October 25, 1988 of record in Book 7738, page 322, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Martha A. Jackson by Cash Deed from Jack F. Kemp, Secretary of Housing and Urban of Washington, D.C. dated June 30, 1989 of record in Book 7881, page 569, Register's Office for Davidson County, Tennessee. Being the same property conveyed to E.J. Hyde, unmarried, by Warranty Deed from Martha A. Jackson, unmarried, dated October 30, 2009 of record as Instrument No.

20091102-0100826, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **3505 Standing Stone Drive, Nashville, TN 37207.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof. This deed was prepared to clear any claim on title that the Grantor(s) may have.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of January, 2021.

Boyce Davis, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Boyce Davis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 31st day of January 2021.

Notary Public

My commission expires: 11/8/21

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021