70617939-7382566

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

Karen Johnson Davidson County
Batch# 684016 DEEDQC
07/27/2021 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210727-0100519

NEW OWNERS and
send tax bill to:
Matthew E. Boyd, Trustee and Sandra K. Boyd, Trustee
4621 Churchwood Dr.
Nashville Tennessee 37220

Real Estate Tax ID Number: **13214008200**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 28th day of June, 2021 by and between **Matthew E. Boyd and Sandra K. Boyd, husband and wife, as Tenants by the Entirety**, whose post office address(es) is/are **4621 Churchwood Dr., Nashville, Tennessee 37220,** as party or parties of the first part, "Grantor", and **Matthew E. Boyd and Sandra K. Boyd, Trustees of the Trust of Matthew and Sandra Boyd dated March 16, 2017,** whose post office address(es) is/are **4621 Churchwood Dr., Nashville, Tennessee 37220,** as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 4621 Churchwood Dr., Nashville, Tennessee 37220

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Trustee

_____ (SEAL)
Matthew E. Boyd, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Matthew E. Boyd, Trustee,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: I. Scruggs
Commission Expiration Date: 11/06/2024

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

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Sandra K. Boyd (SEAL)

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sandra K. Boyd**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: I. Scruggs
Commission Expiration Date:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) **.**

(SEAL)
Affiant

Subscribed and sworn to before me on this the 28th **day of** June **,** 2021**.**

Notary Public
NAME: I. Scruggs

My Commission Expires: 11/06/2024

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

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EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF OAK HILL VALLEY, AS OF RECORD IN BOOK 1835, PAGES 15 AND 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF VAN LEER DRIVE AT THE CORNER OF LOTS NOS. 99 AND 100; THENCE EASTERLY WITH SAID DRIVE, 180.37 FEET TO A MONUMENT; THENCE NORTHEASTERLY AROUND A SLIGHT CURVE, 34.29 FEET TO A MONUMENT IN THE WEST MARGIN OF CHURCHWOOD DRIVE; THENCE NORTH WITH SAID DRIVE, 225.75 FEET TO THE CORNER OF LOTS NOS. 98 AND 99; THENCE WESTERLY ALONG THE LINE OF SAID LOTS, 200 FEET TO THE REAR CORNER OF LOTS NOS. 99 AND 100; THENCE SOUTHERLY WITH THE LINE OF SAID LOTS, 247.70 FEET TO THE BEGINNING.

Being the same property conveyed to Matthew E. Boyd and Sandra K. Boyd, husband and wife, as Tenants by the Entirety, by deed dated _____ of record in Deed Instrument/Case No. ___202107270100517_____, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 13214008200
Commonly Known As: 4621 Churchwood Dr., Nashville, Tennessee 37220

True Copy Certification

I, Betsy Lanzotti, 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.

06/28/2021
Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne