THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Suite 130
Nashville, TN 37216

File #210736428

Karen Johnson Davidson County
Batch# 718110 DEEDQC
09/16/2021 11:11:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210916-0124512

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel W. Boyette 1242 Plymouth Avenue Nashville, TN 37216	New Owner	061 12 0 100.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Samuel W. Boyette, an unmarried man, and James E. Boyette and Lisa W. Boyette, husband and wife, tenants in common,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Samuel W. Boyette, unmarried ,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the Westerly one-half of Lot No. 8 on the Map showing the RE-SUBDIVISION OF LOTS 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93-94-95-96-97, EASTDALE PLACE, as of record in Book 974, Page 22, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 8 adjoin and front together 90 feet on the South side of Plymouth Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Samuel W. Boyette, an unmarried man, and James E. Boyette and Lisa W. Boyette, husband and wife, tenants in common, by Warranty Deed from Mary Ann Nicholson, unmarried, of record in Instrument No. 20170803-0079097, in the Register's Office of Davidson County, Tennessee, dated July 27, 2017 and recorded on August 03, 2017.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August 2021.

Samuel W. Boyette

James E. Boyette

Lisa W. Boyette

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James E. Boyette and Lisa W. Boyette, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of August 2021.

Notary Public
My Commission Expires: May 23, 2022

CHRISTY NARRAMORE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Samuel W. Boyette, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of September 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024