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Exhibit 2

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $-0-

Larry James Douglas Boyd
Affiant

Sworn to and subscribed before me this 5th day of October, 2001

Ruby Jones
NOTARY PUBLIC My Commission Expires MAR 23, 2002

My Commission expires _____.

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sandra Jean Dowdy Boyd	Same	Map 75-12-0-A
5012 Greer Station Drive		Parcel 70.00
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating an estate in fee simple in Sandra Jean Dowdy Boyd, we, **Sandra Jean Dowdy Boyd, Larry James Douglas Boyd** and **Charlie W. Johnson** do hereby quitclaim and convey to **Paul A. Rutherford, Trustee**, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

1992

Land in Davidson County, Tennessee, being Lot No. 155, Section One, Greer Meadows at Cedar Creek, as of record in Book 7900, page 115, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Larry James Douglas Boyd, married and Charlie W. Johnson, unmarried, by deed from Wendell Ethridge, Trustee, of record in Book 8733, page 954, Register's Ofice for Davidson County, Tennessee.

Sandra Jean Dowdy Boyd, wife of Larry James Douglas Boyd, executes this deed to convey any and all interest she may have in the above-described real property.

Karen Johnson Davidson County
Batch# 781834 DEEDQC
12/30/2021 11:16:58 AM 7 pgs
Fees: $42.00 Taxes: $0.00
20211230-0171794

This is property known as 5012 Greer Station Drive, Hermitage, TN 37076.

And now I, the said **Paul A. Rutherford, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Sandra Jean Dowdy Boyd**, as owner in fee simple absolute, their successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand, this 5th day of October, 2001.

Charlie W. Johnson

Paul A. Rutherford, Trustee

Larry James Douglas Boyd

Sandra Jean Dowdy Boyd

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Charlie W. Johnson. Larry James Douglas Boyd and Sandra Jean Dowdy Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of October, 2001.

My Commission Expires MAR 23, 2002

Ruby Jones
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Paul A. Rutherford**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October, 2001.

Maxine A. Sims
NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the EXHIBIT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 22 day of JANUARY, 2021, in Docket Number 21P47, IN RE: BOYD, LARRY JAMES DOUGLAS ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 30 day of DECEMBER in the year 2021 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

COPY

EFILED 12/06/21 11:48 AM CASE NO. 21P47 Richard R. Rooker, Clerk

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

ESTATE OF LARRY J. D. BOYD	)	**No.: 21P47**

AGREED ORDER

It appears to the Court that the parties have agreed, as evidenced by the signatures of their counsel below, that this Estate matter should be resolved, as regards to beneficiaries, as follows:

1. Larry J. D. Boyd died intestate on September 24, 2019. He was survived by his wife, Sandone Boyd, and four children, namely Tempest Covington, Sheila Johnson, Eryc Boyd and LaToya Boyd. Sheila Johnson is not represented by counsel and has not participated in this Estate matter. Tempest Covington, Eryc Boyd and LaToya Boyd are represented by Attorney Ashley Upkins.
2. The Decedent and Sandone Boyd resided at 5012 Greer Station Drive, Hermitage, Tennessee 37076. The above real property is recorded in the Davidson County Register of Deeds' office as being owned by the Decedent and Charlie W. Johnson, as joint tenancy. The said Charlie W. Johnson died on October 17, 2001, while residing with Decedent and his wife, Sandone Boyd. He left a Will which left all of his property to Sandone Boyd. However, the late Larry J. D. Boyd and Charlie W. Johnson quitclaimed the said property to Sandone Boyd on October 5, 2001. The original deed was apparently lost but copies were retained by her then counsel and Sandone Boyd. Sandone Boyd has petitioned this Court to hold that the copy of the quitclaim deed can be substituted for the original and filed with the Register of Deeds office. All parties hereto, parties in interest in this matter, agree and consent to this finding.

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3. Sandone Boyd and Angela Dowdy Boyd were appointed as Co-administrators by this Court at hearing on April 22, 2021, and Order issued on July 1, 2021. The only claims that lie against this Estate will be priority claims, including funeral and burial expenses, administrator and attorney's fees. The Estate is therefore insolvent but for the aforementioned real property.

WHEREFORE all parties hereto are in agreement that distribution of all assets of this Estate, both real and personal, shall be resolved with Tempest Covington, LaToya Boyd and Eryc Boyd, through their attorney of record, receiving $750.00 as full and final settlement.

This Settlement, and the payment of $750.00, hereby resolves all issues of the pending Petitions and title ownership of 5012 Greer Station Drive, Hermitage, Tennessee 37076, and the Court is pleased to adopt the Agreement and make it the Order of the Court.

IT IS ACCORDINGLY SO ORDERED, ADJUDGED AND DECREED.

ENTER this 3 day of Dec, 2021.

JUDGE RANDALL KENNEDY

APPROVED FOR ENTRY:

/s/ Paul A. Rutherford
PAUL A. RUTHERFORD B.P.R. #14471
Rutherford & DeMarco
Music City Circle, Ste. 106
Nashville, TN 37214
(615) 256-6681
paulrutherford51@gmail.com

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/s/ Ashley Upkins
ASHLEY UPKINS B.P.R. #033598
424 Church Street, Ste. 2000
Nashville, TN 37219
(615) 651-7451
aupkins@cochranfirmnashville.com

SHEILA JOHNSON, *pro se*
3940 Bell Road, Apt 1912
Hermitage, TN 37076
(615) 919-2718

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing Order has been served via e-file system to Ms. Ashley Upkins, Attorney for Petitioner, Fifth Third Center, 424 Church St., Ste 2000, Nashville, TN 37219; and by first class mail to Ms. Sheila Johnson, 3940 Bell Road, Apt. 1912, Hermitage, TN 37076; Ms. Tempest Covington, 514 Crestview Drive, Madison, TN 37115; LaToya N. Boyd, 150 Graystone Trace, Suffolk, VA 23435 on this the 2 day of December, 2021.

/s/ Paul A. Rutherford
PAUL A. RUTHERFORD

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 06 day of DECEMBER, 2021, in Docket Number 21P47, IN RE: BOYD, LARRY JAMES DOUGLAS ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 30 day of DECEMBER in the year 2021 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]