Karen Johnson Davidson County
Batch# 843471 DEEDQC
04/21/2022 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220421-0046203

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Rayna Boyles
2745 Alvin Sperry Pass
Mount Juliet, TN 37122

Property Tax ID#: 110-03-0A-047.00
File #: TN858844

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **STEVEN R. BOYLES, AND RAYNA BOYLES, FORMERLY HUSBAND AND WIFE**, as Grantor, hereby convey all rights, titles and interests that we may have in to **RAYNA BOYLES, A UNMARRIED WOMEN**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 110-03-0A-047.00

Property Address: 2745 Alvin Sperry Pass, Mount Juliet, TN 37122

Exempt Pursuant to T.C.A. Code 67-4-409 (a3E).

Witness our hands this the 6 day of Apr, 2022

Rayna Boyles
Rayna Boyles

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN }
COUNTY OF Wilson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, **Rayna Boyles**, the Grantor, with whom I am personally acquainted or who has proven to me on the basis of satisfactory evidence, and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 6 day of Apr, 2022

Notary Public
My Commission expires: 2/8/23

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Rayna Boyles
Rayna Boyles

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this the 6 day of Apr, 2022

Notary
My Commission expires: 2/8/22

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Witness our hands this the 6 day of Apr, 2022

Steven R. Boyles

STATE OF TN }

COUNTY OF Wilson }

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, **Rayna Boyles**, the Grantor, with whom I am personally acquainted or who has proven to me on the basis of satisfactory evidence, and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

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EXHIBIT "A"

The following described Real Estate in Davidson County, in the State of Tennessee, to wit:

LAND in Davidson County, TN, BEING Lot No.47, on the Plan of Phase 2, Lakeside Meadows, of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Steven R. Boyles and Rayna Boyles, husband and wife by Deed from The Jones Company of Tennessee, LLC, dated 5/27/2011 and recorded 6/3/2011 in Instrument # 20110603-0042565, Register's Office for xx County, Tennessee.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/6/2022 *(date of document)*.

Affiant Signature

April 13, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 13 day of April 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters