Karen Johnson Davidson County
Batch# 846377 DEEDQC
04/27/2022 12:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220427-0048678

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Eunice E. H. Boles, Trustee 730 North 9th Street Nashville, TN 37206	Same	082 08 0 415.00

Quitclaim Deed to Trustee

Grantor: Eunice H. Boles (unmarried)
Grantee: Eunice E. H. Boles, Trustee of the Revocable Trust of Eunice E. H. Boles, dated April 20, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Re-Subdivision of part of Lots Nos. 16 and 17 of J. R. Love's Subdivision of the Messengale Tract recorded in Plat Book 547, page 4, Register's Office of said County, all being of record in Book 4470, page 128, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of North Ninth Street, said point being the common corner of Lot No. 1 and Lot No. 2 on said plan; thence with said margin southwardly 58.19 feet to the beginning of a curve to the right; thence southwestwardly with said curve, having a radius of 18 feet, a distance of 32.11 feet to a point on the northerly margin of Cleveland Street; thence with said margin north 70° 34' west 181.35 feet to a point; thence north 73° 55' west 9.97 feet to a point; thence north 20° 49' east 36.37 feet to a point; thence with the common line between Lots Nos. 1 and 2 of said plan eastwardly 200.35 feet to the point of beginning.

Being the same property conveyed to Gaius Boles and wife, Eunice H. Boles, by deed from Cumberland Builders, Inc., of record in Record Book 4601, Page 272 Register's Office for Davidson County, Tennessee.

Gaius Boles and Eunice H. Boles were married in Indianapolis, Indiana on June 13, 1970. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Gaius Boles in Nashville, Tennessee on March 26, 2005; and Eunice H. Boles conveys as surviving tenant by the entirety.

This is improved property, known as: 730 North 9th Street, Nashville, TN 37206.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Eunice E H Boles

Eunice H. Boles
Grantor

State of Tennessee
County of Sumner

On April 20, 2022, before me personally appeared Eunice H. Boles, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Eunice E H Boles
Eunice E. H. Boles, Trustee
Grantee

Sworn to and subscribed before me on April 20, 2022.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, 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 April 20, 2022.

Signature
4|20|2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature
My Commission Expires: 03/25/2025

APRIL GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY