Karen Johnson Davidson County
Batch# 871452 DEEDQC
06/14/2022 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220614-0067792

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF Tenn.
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Jaques Boyd
Affiant

Subscribed and sworn to before me, this the 6th day of June, 2022.

Notary Public
My commission expires: 9/2/24

CHARLES H WILCOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2684 TOWNSEND COURT,
CLARKSVILLE, TN 37043

Address New Owner:
Willie D. Robinson
1108 Joseph Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map/Parcel No.
082-03-0-034

This Instrument was prepared from information supplied by the Grantee herein and without benefit of a legal title examination and no liability is assumed for any matters that would be disclosed by title examination. This preparer is the draftsman only of this instrument and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law. Grantor and Grantee acknowledge that this transaction may result in tax consequences for the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, **Jaques Boyd** ("GRANTOR") does transfer, convey and quitclaim unto **Willie D. Robinson** (GRANTEE"), its successors and assigns forever, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has signed this Instrument as of the ____ day of _____, 2022.

GRANTOR:

Jaques B. ~~Robinson~~ Boyd

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jaques Boyd**, Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Grantor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and seal, at office, on this 6th day of June, 2022.

NOTARY PUBLIC
Commission Expiration: 9/2/24

CHARLES H WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. (s) 60 and 61 on the Plan of C.F. Sharpe and W. L. Horn's 2nd Subdivision of the Lindsley Property of record in Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Said Lots Nos. 60 and 61 front together 100 feet on the Westerly side of Joseph Avenue and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Willie D. Robinson and Jaques Boyd and Daniel L. Robinson, as tenants in common with right of survivorship by Quitclaim Deed from Willie D. Robinson dated 12/10/19 recording in Instrument No. 20191216-0129755 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jonathan R. Vinson, do hereby make oath that I am a licensed attorney and/or 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 June 6, 2022.

Affiant Signature

June 7, 2022
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 7th day of June, 2022.

A Vogleman
Notary's Signature

My Commission Expires: Feb 23, 25
Date

Notary's Seal (if on paper)

