THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT
AND TAX STATEMENTS TO:
THE TYRONE HOARD AND BETTY HOARD REVOCABLE LIVING TRUST
1416 E DOUGLAS AVE
NASHVILLE, TN 37206

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
The Tyrone Hoard and Betty Hoard Revocable Living Trust 1416 E Douglas Ave Nashville, TN 37206	Same as Grantee	Parcel #: 072 14 0 203.00

This Quitclaim Deed (the "Deed") is made effective this 31 day of August, 2022 (the "Effective Date") between Tyrone S. Hoard and wife Betty J. Hoard (the "Grantors"), and **The Tyrone Hoard and Betty Hoard Revocable Living Trust dated August 31, 2022, and any amendment thereto, Larry Hoard, Trustee, or any successors in interest (the "Grantee")**, with the mailing address of 1416 E. Douglas Ave, Nashville, TN 37206. .

WITNESSETH, that the Grantors, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 29 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the southerly ride of Douglas Avenue and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Marion Lee Witcher, now Conner, as to a one-half undivided interest by deed from Floyd E. Robinson and wife, of record in Book 3347, page 133, Register's Office for Davidson County and Viva Witcher as to a one-half undivided interest by deed from James Witcher, Herbert Witcher, and Marion Lee Witcher as to a one-eight interest of record in Book 4413, page 205, Register's Office for Davidson County and by inheritance of a one-eight interest from Margie Marie Witcher, now deceased.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1416 E Douglas Ave, Nashville, TN 37206.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00005453, at Page -0000080.**

Witness my hand this 31 day of August, 2022.

Tyrone Hoard
Grantor Name

Grantor Signature

Betty Hoard
Grantor Name

Betty J. Hoard
Grantor Signature

STATE OF TENNESSEE
COUNTY OF WILSON

On this day, personally appeared before me, Tyrone S. Hoard and Betty J. Hoard, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 31 day of August, 2022.

Notary Public: Lamar Moore
My Commission Expires: 1/12/2025

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 31 day of August, 2022. :

Notary Public: Lamar Moore

My Commission Expires: 1/12/2025

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 911917 DEEDQC
09/02/2022 10:02:46 AM 1 pg
Fees: $12.00 Taxes: $0.00

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