Karen Johnson Davidson County
Batch# 920536 DEEDWARR
09/22/2022 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20220922-0105517

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $466,000.00.

Affiant

File Number: 22090807

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 16th day of September, 2022.

Notary Public
My Commission Expires: 8/19/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Real Estate Solutions Today, LLC	Real Estate Solutions Today LLC	083-10-0-176.00
1604 Forrest Ave.	1120 Timber Creek Dr.	
Nashville, TN 37206	Murfreesboro TN 37128	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Clark Boyd, Trustee of Stephen Clark Boyd Revocable Management Trust, u/a/d August 3, 2018**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Real Estate Solutions Today, LLC, a Nevada limited liability company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Map of - W. R. Cornelius, Jr. Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Clark Boyd, Trustee of Stephen Clark Boyd Revocable Management Trust, u/a/d August 03, 2018 by Quitclaim deed from Stephen C. Boyd, married of record in Instrument No. 20180813-0079746 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 13, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1604 Forrest Ave., Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of September, 2022.

Stephen Clark Boyd, Trustee of Stephen Clark Boyd Revocable Management Trust, u/a/d August 3, 2018

BY: John C Boyd

Stephen Clark Boyd, Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen Clark Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Stephen Clark Boyd Revocable Management Trust, dated August 3, 2018, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 16th day of September, 2022.

Danielle Marie Crane

Notary Public at Large
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

Tennessee Certification of Electronic Document

I, Shannon Gilbert, 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 9.16.22 (date of document).

Shannon Gilbert
Affiant Signature

9.19.22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th day of September, 2022.

Katelyn Taylor
Notary's Signature

MY COMMISSION EXPIRES: 9.16.23

NOTARY'S SEAL

