Karen Johnson Davidson County
Batch# 967831 DEEDQC
02/06/2023 11:14:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20230206-0008442

FROM:

JAMES DAMON BOSWELL

TO:

EMILY HARVEY, TRUSTEE

FROM:

EMILY HARVEY, TRUSTEE

TO:

JAMES DAMON BOSWELL AND AMY SUMMERS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

EMILY HARVEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2023.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:

Tara Leigh Moore,
James Damon Boswell, and
Amy Summers
4836 Briarwood Drive
Nashville, TN 37211

Send Tax Bills to:

SAME

Map-Parcel Numbers:

147 05 0 005.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy in common with rights of survivorship, I, James Damon Boswell, hereby remise,

release and quitclaim unto Emily Harvey, Trustee, her successors and assigns, all of my right title and interest in the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Emily Harvey, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto James Damon Boswell and Amy Summers, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 3rd day of February, 2023.

James Damon Boswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Damon Boswell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2023.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

Emily Harvey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Harvey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2023.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 558 on the plan of Caldwell Hall, Section Fourteen, of record in Book 3300, page 77, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Damon Boswell and Tara Leigh Moore, by deed from James Damon Boswell, Executor of the Estate of William Ran Boswell, of record in instrument number 20220907-0100110, Register's Office for Davidson County, Tennessee.

William Ran Boswell died on November 28, 2021, and devised his entire interest in the subject property to his children, James Damon Boswell and Tara Leigh Moore, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on February 16, 2022, under Docket No. 22P119.

This is improved property known as 4836 Briarwood Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Emily Harvey, 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 February 3, 2023.

February 3, 2023
Date

Emily Harvey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

