Karen Johnson Davidson County
Batch# 975915 DEEDQC
03/01/2023 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230301-0014686

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
BoydCProperties, LLC 6780 Autumnwood Drive Nashville, TN 37221	Same	106-06-0-036.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOSHUA BOYD** (hereinafter, the "Grantor"), does hereby bargain, convey and quitclaim unto **BOYDCPROPERTIES, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

The Property is improved property known as 21 Cleveland Avenue, Nashville, TN 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Property is not the usual place of residence of the Grantor or the Grantor's spouse. Except as set forth in the previous sentence, the Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 1st day of ~~February~~ March, 2023.

JOSHUA BOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA BOYD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of February, 2023.

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2023.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Plan of Sneed-Cox Subdivision, of record in Book 8250, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSHUA BOYD by deed from CANDACE FESMIRE AND HUSBAND, ROBERT RYAN FESMIRE, of record in Instrument No. 20220310-0027821, dated February 18, 2022, said Register's Office.

True Copy Certification

I, William T. Smith, 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 March 1, 2023.

Affiant Signature

Date: 3/1/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of March, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

