Karen Johnson Davidson County
Batch# 980354 DEEDQC
03/14/2023 10:19:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230314-0018362

This instrument was prepared by
FOREMAN WATSON HOLTREY, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Larry Byrd, Trustee Larry Byrd Living Trust dated March 7, 2023 168 Holt Hills Road Nashville, TN 37211	CTX Mortgage Co. PO Box 199000 Dallas, TX 75219	172-15-A-050-CO 06D-78194

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Grantor, **Larry Byrd**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto Grantee, **Larry Byrd, Trustee, or his successors in interest of the Larry Byrd Living Trust, dated March 7, 2023, and any amendments thereto,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 62 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, page 10, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Larry Byrd, by Warranty Deed of record from Charles P. Holmes and wife, Tammy L. Holmes, in Book 10844, Page 295, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all lawful matters of public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 168 Holt Hills Road, Nashville, TN 37211.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 7th day of March, 2023.

Larry Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Larry Byrd to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 7th day of March, 2023.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

