Karen Johnson Davidson County
Batch# 983326 DEEDQC
03/22/2023 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230322-0020685

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Barbara J. Boyd, Trustee 3932 Hydesdale Lane Nashville, TN 37218	Same	069 03 0 097.00

Quitclaim Deed to Trustee

Grantor: Barbara J. Boyd
Grantee: Barbara J. Boyd, Trustee of the Revocable Trust of Barbara J. Boyd, dated March 15, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 43 on the Plan of Enchanted Hills Subdivision, Section 1, as of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 93.0 feet on the southerly margin of Hydesdale Lane and runs back between lines measuring 206.57 feet on the easterly line and 208.17 feet on the westerly line to a dead line in the rear measuring 92.9 feet thereon.

Being the same property conveyed to C.C. Boyd and wife, Barbara J. Boyd, by deed from Arthur J. Richardson and wife, Gwendolyn L. Richardson, of record in Record Book 4168, Page 384, Register's Office for Davidson County, Tennessee.

C.C. Boyd (a/k/a Clinton Curtis Boyd, Sr.) and Barbara J. Boyd were married in Nashville, Tennessee on October 18, 1959. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Clinton Curtis Boyd, Sr. in Nashville, Tennessee on January 11, 2018; and Barbara J. Boyd conveys as surviving tenant by the entirety

This is improved property, known as: 3932 Hydesdale Lane, Nashville, TN 37218.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Barbara J. Boyd
Barbara J. Boyd
Grantor

State of Tennessee
County of Sumner

On March 15, 2023, before me personally appeared Barbara J. Boyd, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 12/19/2023



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Barbara J. Boyd, Trustee
Grantee

Sworn to and subscribed before me on March 15, 2023.

Notary Public
My commission expires: 12/19/2023



* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 15, 2023.

Signature

Dated 3/15/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me March 15, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

