Karen Johnson Davidson County
Batch# 983326 DEEDQC
03/22/2023 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230322-0020687

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	081 06 0 016.00

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. 87 on the plan of Cumberland Gardens Subdivision, as of record in Book 2900, page 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 67.0 feet on the southerly margin of O'Neal Drive and runs back 156.7 feet on the east line and 144.8 feet on the west line to a dead line, measuring 29.3 feet thereon.

Being the same property conveyed to Barbara J. Boyd by deed from Clinton C. Boyd, of record in Instrument No. 20150825-0085750, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2705 O'Neal Drive, Nashville, TN 37208.

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.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

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

Barbara J. Boyd, Trustee
Grantee

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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

Jennifer Dismukes Berkon

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.

Jennifer Berkon

Signature

Dated 3/15/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me March 15, 2023.

April Guidry

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

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY