Karen Johnson Davidson County
Batch# 985529 DEEDQC
03/28/2023 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230328-0022378

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael Loyco 1403 Stratton Ave Nashville, TN 37206	Michael Loyco 1403 Stratton Ave Nashville, TN 37206	082-16-01-003.00 CO 082-16-01-004.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Katherine Bush Loyco, Unmarried,** by these presents does hereby quitclaim and convey unto **Michael John Loyco, Jr., Unmarried,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of March, 2023.

Katherine Bush Loyco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2023, before me personally appeared Katherine Bush Loyco, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal this 28th day of March, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

Exhibit A

Property 1

Land in Davidson County being Unit No. 3 of 807 Boscobel Town Homes, a Planned Unit Development located in Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120504-0038874 and amended in Instrument No. 20120611-0050861, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relatin-g to the unit, property, co-owners and tenants of 807 Boscobel Town Homes, contained in the Declaration of Covenants, Conditions and Restrictions appended thereto are incorporated in this Deed by reference and made a part here of the same as though copied.

Being the same property conveyed to Michael John Loyco, Jr. and Katherine Bush Loyco, husband and wife, by Warranty Deed dated June 25, 2014 from Ariana L. Beck, married, and recorded on Jun 26, 2014 as Instrument No. 20140626-0055963. Michael John Loyco, Jr. and Katherine Bush Loyco are divorced pursuant to a Final Decree dated December 22, 2022 and entered into Docket No. 22DC116 in the General Sessions Court for Wilson County, Tennessee. Per the Marital Dissolution Agreement dated December 20, 2022, Michael John Loyco is awarded title to the aforementioned property.

Property 2

Land in Davidson County being Unit No. 4 of 807 Boscobel Town Homes, a Planned Unit Development located in Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120504-0038874 and amended in Instrument No. 20120611-0050861, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the unit, property, co-owners and tenants of 807 Boscobel Town Homes, contained in the Declaration of Covenants, Conditions and Restrictions appended thereto are incorporated in this Deed by reference and made a part here of the same as though copied herein.

Being the same property conveyed to Michael John Loyco, Jr. and Katherine Bush Loyco, husband and wife, by Warranty Deed dated August 12, 2016 from Robert E. Kent, unmarried, and recorded on August 16, 2016, as Instrument No. 20160816-0085151. Michael John Loyco, Jr. and Katherine Bush Loyco are divorced pursuant to a Final Decree dated December 22, 2022 and entered into Docket No. 22DC116 in the General Sessions Court for Wilson County, Tennessee. Per the Marital Dissolution Agreement dated December 20, 2022, Michael John Loyco is awarded title to the aforementioned property.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 28, 2023 (date of document).

Affiant Signature

March 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023