Karen Johnson Davidson County
Batch# 988037 DEEDQC
04/04/2023 09 38 55 AM 2 pgs
Fees $12 00 Taxes $0 00
20230404-0024327

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To
Realty Title & Escrow Co , Inc
2204-A Madison Street
Clarksville, TN 37043

File No 14-NSH23-05567

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Carolyn A Boyle 514 Bradburn Village Circle Antioch, TN 37013	New Owner	164 06 0B 091 00

THIS INDENTURE made this 29th day of March, 2023 between, Carolyn A. Boyle, as Trustee of the Carolyn A Boyle Declaration of Trust dated May 20, 1996, First Party, and Carolyn A Boyle, an unmarried woman, Second Party.

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0 00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, do hereby convey and quitclaim unto said party of the second part, all my right, title and interest in and to the following described premises, to wit.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 134 of The Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Bradburn Village, a Horizontal Property Regime, of record in Instrument Number 20060816-0101099 and Amended and Restated in Instrument No. 20070817-0098536 and Amended in Instrument Nos 20070717-0084884, 20180713-0068064, and Assignment of Developer's Right recorded in Instrument No 20170802-0078538 and Supplemental Declaration recorded in Instrument No 20180924-0094137, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Carolyn A. Boyle, as Trustee of the Carolyn A. Boyle Declaration of Trust dated May 20, 1996, by Warranty Deed from Alexis Stokes, an unmarried woman, of record in Instrument No 20151014-0104449, in the Register's Office of Davidson County, Tennessee, dated October 08, 2015 and recorded on October 14, 2015.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 29th day of March, 2023

Carolyn A. Boyle, Trustee of the Carolyn A. Boyle
Declaration of Trust dated May 20, 1996

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn A Boyle, as Trustee of the Carolyn A Boyle Declaration of Trust dated May 20, 1996, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal this 29th day of March, 2023

Notary Public

CHRISTY M JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5/31/2026

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29th day of March, 2023

Notary Public

CHRISTY M JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5/31/2026