PREPARED BY:
TRUDY L. BLOODWORTH, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1017697 DEEDQC
06/22/2023 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230622-0047363

FROM: **CHRISTINA MADISON BOYD**

TO: **ABHISH KOIRALA**

Send Tax Statements To:

ABHISH KOIRALA
1714 Shackleford Road
Nashville, TN 37215

Map and Parcel No:
131-03-OL-004.00CO

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, Docket #22D-413. **I, CHRISTINA MADISON BOYD,** hereby transfer and by these presents do remise, release and quitclaim unto, **ABHISH KOIRALA**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 1714 Shackleford Road, Nashville, TN 37215:

Land in Davidson County, Tennessee, being Unit No. 1714, Bonner Glen Condominiums and more particularly described according to the Exhibit B attached to the Declaration of Covenants, Conditions and Restrictions for Bonner Glen, of record at Instrument No. 20190517-0046758, and also previously identified on Exhibit C attached to Master Deed of record at Instrument No. 20000612005871 6, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl White Mason by Warranty deed from Theodore M. Carpenter, Jr., unmarried of record in Instrument No. 20050609-0066017 Register's Office for Davidson County, Tennessee, dated June 03, 2005 and recorded on June 09, 2005.

Being the same property conveyed to Cheryl Yvonne White Mason, trustee of the Cheryl Yvonne White Mason trust Dated 08/23/2001 by Quitclaim deed from

Cheryl White Mason of record in Instrument No. 20100226-0014676 Register's Office for Davidson County, Tennessee, dated December 15, 2009 and recorded on February 26, 2010.

Being the same property conveyed to Cheryl Yvonne White Mason, Trustee, Cheryl Yvonne White Mason Revocable Living Trust Agreement dated November 12, 2015 by Quitclaim deed from Cheryl Yvonne White Mason, Trustee of the Cheryl Yvonne White Mason Trust dated 8/23/2001 of record in Instrument No. 20160115-0004566 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 15, 2016.

Being the same property to conveyed to Abhish Koirala and Christina Boyd, husband and Wife, by deed from Cheryl Yvonne White Mason, Trustee of Cheryl White Mason Revocable Living Trust of record in Instrument umber 20210603-0074652, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1714 Shackleford Road, Nashville, TN 37215.

CHRISTINA BOYD

WITNESS my hand this, the 25th day of May, 2023. 5/25/23

CHRISTINA BOYD

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **CHRISTINA BOYD.**, the bargainors, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 25th day of May, 2023.

5/25/2023

NOTARY PUBLIC

My Commission Expires: Jun. 23, 2026

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

AMILYN RAEL TUCKER
Notary Public
State of Washington
Commission # 22019132
My Comm. Expires Jun 23, 2026

Certificate of Authenticity

I, Julianne Lackey Angelova, 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 June 19th 2023.

Date

Affiant Signature

6/19/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of Jun, 2023.

Notary's Signature

My Commission Expires: March 09, 2027

Date

Notary's Seal (if on paper)

GAVIN DWYER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027