Karen Johnson Davidson County
Batch# 1030684 DEEDQC
07/25/2023 04:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230725-0057465

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 Owners
Kenneth M. Boyd
408 Bass St
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
18 16 106

Quitclaim Deed from Spouse to Spouse

Grantor: Kenneth M. Boyd, and wife, Iva Lou Boyd
Grantee: Kenneth M. Boyd

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. 11 in the Phipps Addition in Goodlettsville, Tennessee, as of record in Book 547, Page 151, in the Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the westerly side of Bass Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Kenneth M. Boyd and wife, Iva Lou Boyd by deed from W.D. Harris and wife, Reba H. Harris of record in Record Book 4234, Page 484 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 408 Bass St., Goodlettsville, TN 37072.

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.

Kenneth M. Boyd, Grantor

State of Tennessee
County of Sumner

On July 24, 2023, before me personally appeared Kenneth M. 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 he executed it as his free act and deed.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027

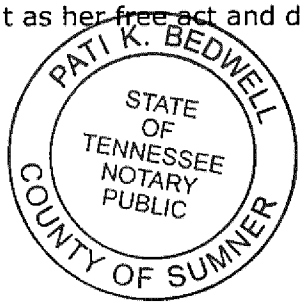
BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/26/2027
SUMNER COUNTY

Iva Lou Boyd, Grantor

State of Tennessee
County of Sumner

On July 24, 2023, before me personally appeared Iva Lou 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.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027



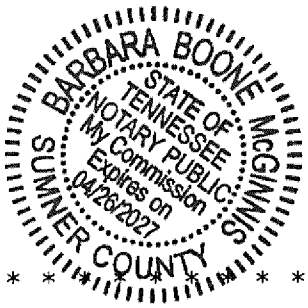
State of Tennessee
County of Sumner

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

Kenneth M. Boyd
Kenneth M. Boyd, Grantee

Sworn to and subscribed before me on July 24, 2023.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027



* *

TRUE Copy Certification

I, Sarah Chapman, 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 July 24, 2023.

Sarah Chapman
Signature

7/24/23
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 24, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

