Karen Johnson Davidson County
Batch# 1124845 DEEDQC
04/19/2024 09:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240419-0028091

This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Name New Owner:
Benjamin Labry
4141 Woodlawn Drive
Nashville, TN 37205

Send Tax Bills To:
Benjamin Labry
4141 Woodlawn Drive
Nashville, TN 37205

Map & Parcel No:
119-13-0-248 (3026 Louise)
13301019200 (510 High St)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BOYJOH. Inc, a Tennessee Corporation,** "the Grantor," convey and quitclaim unto **Benjamin Labry,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

3026 Louise Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of H.G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for said County.

Being the same property conveyed to BOYJOH, Inc., a Tennessee Corporation by Warranty Deed from Thomas D. Light and Rebecca Chapman and Douglas Light recorded on 01/03/2023 in Instrument No. 20230103-0000221, in the Register's Office for Davidson County, Tennessee.

510 High Street, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 167 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 50 feet on the Northerly side of High Street and runs back between lines 159.3 feet on the Westerly line and 160.8 feet on the Easterly line to an alley on which it measures 50 feet, more or less.

Being the same property conveyed to BOYJOH, INC., a Tennessee corporation by Deed from Homeofcapital, LLC, a Tennessee limited liability company, of record in Instrument Number 20230608-0043566, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION

FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of April, 2024.

BOYJOH. Inc, a Tennessee Corporation

BY: _____
Troy Boyd, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18th day of April, 2024, before me, appeared **Troy Boyd,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of **BOYJOH. Inc.,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Troy Boyd,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/24

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

_____
AFFIANT

Subscribed and sworn to before me, this 18th day of April, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **4/18/2024** (date of document).

_____
Affiant Signature
Date **4/18/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **18** day of **April**, 20**24**.

_____
Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY