Karen Johnson Davidson County
Batch# 1128843 DEEDQC
04/30/2024 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240430-0031181

Prepared by:
Tennessee Title Service, LLC
547 N Mt Juliet Rd, 100
Mt. Juliet, TN 37122
MQ-24-651

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 25 **day of April, 2024.**

Notary Public
My commission expires: October 25, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Talisa Smith	NEW OWNER	083-10-0-176.00
1604 Forest Avenue		
Nashville, TN 37206		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Real Estate Solutions Today, LLC, a Nevada Limited Liability Company,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Talisa P. Smith, a married woman**, hereinafter the Grantee, all the interest the Grantor has in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Map of W. R. Cornelius, Jr. Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shaleen T. McCormick and Stephen C. Boyd by Warranty Deed from Jeffrey C. Foster and wife, Lizabeth Dianne Foster of record in Book 9847, page 804, Register's Office for Davidson County, Tennessee, dated October 30, 1995 and recorded on November 02, 1995.

Being the same property conveyed to Stephen C. Boyd by Quit Claim Deed from Shaleen T. McCormick and Stephen C. Boyd of record in Instrument No. 20040128-0010790 Register's Office for Davidson County, Tennessee, dated January 20, 2004 and recorded on January 28, 2004.

Being the same property conveyed to Stephen Clark Boyd, Trustee of Stephen Clark Boyd Revocable Management Trust, u/a/d August 3, 2018 and any amendments thereto by Quitclaim Deed from Stephen C. Boyd, married of record in Instrument No. 20180813-0079746 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 13, 2018.

Being the same property conveyed to Real Estate Solutions Today, LLC, a Nevada limited liability company by Warranty Deed from Stephen Clark Boyd, Trustee of Stephen Clark Boyd Revocable Management Trust, u/a/d August 3, 2018 of record in Instrument No. 20220922-0105517, Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 22, 2022.

This property is improved property known as 1604 Forest Avenue, Nashville, TN 37206.

Witness my hand this 25th day of April, 2024.

Real Estate Solutions Today, LLC, a Nevada Limited Liability Company

Talisa Smith, Member

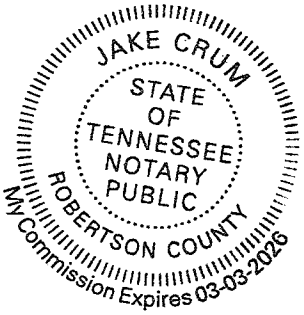
STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Talisa Smith,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Member** of **Real Estate Solutions Today, LLC**, the within named bargainor, a **Nevada limited liability company**, and that as such **Member**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of April, 2024.

Notary
My Commission Expires:

(Notary Seal)



THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/24.

Affiant Signature – Joshua A. Terry

4/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/26/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27