Karen Johnson Davidson County
Batch# 1134555 DEEDQC
05/14/2024 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035551

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Leonard Folgarait, Trustee, Affiant Subscribed and sworn to before me, this 13th day of May, 2024. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Leonard Folgarait and Yvonne Denise Boyer, Trustees 3609 Bowlingate Lane Nashivlle, Tennessee 37215 Type text here	SAME	117 05 0A 011.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Leonard Folgarait and wife, Yvonne Denise Boyer**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Leonard Folgarait and Yvonne Denise Boyer, Trustees of the Leonard Folgarait & Yvonne Boyer Living Trust, established by the Revocable Trust Agreement of Leonard Folgarait and Yvonne Denise Boyer dated May 13, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of May, 2024.

Leonard Folgarait

Yvonne Denise Boyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard Folgarait and Yvonne Denise Boyer, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 2024.

My Commission Expires:

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 on the Plan of Bowlingate, a Planned Unit Development, as of record in Book 6250, Page 844, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leonard Folgarait and wife, Yvonne Denise Boyer by deed from Cora Elizabeth Norris and Elsie Juanita Lewis, as sole heirs-at-law of Betty Sue Daniels, deceased, of record in Book 10280, page 12, Register's Office for Davidson County, Tennessee.

Leonard Folgarait and clientfullname are one and the same person. Yvonne Denise Boyer and spousefullname are one and the same person.

This is improved property known as 3609 Bowlingate Lane, Nashivlle, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 5/13/24.

5/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of May, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

