Karen Johnson Davidson County
Batch# 1137589 DEEDWARR
05/21/2024 12:53:30 PM 6 pgs
Fees: $33.00 Taxes: $1,887.00
20240521-0037799

ADDRESS NEW OWNER AS:
Kelly Lynn Myers
2719 Rosedale Place
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 37172

Map & Parcel: 118 03 0 106.00

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Christine Yawn**, **Todd Walter Boyce**, **Christopher Robin Boyce**, **and Mark Alan Boyce**, **Co-Successor Trustees of the Doris A. Boyce Revocable Living Trust**, as to an undivided ½ interest; **Judy Dooley**, as to an undivided 1/8 interest; **Martin Blaes**, as to an undivided 1/8 interest; **Nickie Gooch**, as to an undivided 1/8 interest; **and Janet Kestner**, as to an undivided 1/8 interest, hereinafter called the Grantors, to **Kelly Lynn Myers**, an unmarried woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of ~~**$515,000.00**~~ $10,000.00 KT, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

Being Lot Number 10 on the Plan of Phase One, Rosedale Place, of record in Plat Book 8250, page 958 and Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

PLAT MATTERS: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Phase One, Rosedale Place, of record in Plat Book 8250, page 958 and Plat Book 11190, page 3, said Register's Office.

Being that property conveyed to Doris Boyce and Joyce Allen, as joint tenants with right of survivorship, by deed from Rosedale Place, LLC, recorded July 28, 1999 in Book 11592, page 734, Register's Office for Davidson County, Tennessee. Also see quitclaim deed from Doris Boyce and Joyce Allen to Doris A. Boyce, Trustee and her successors in trust, of the Doris A. Boyce Revocable Living Trust, and Joyce Allen, recorded November 18, 2019 in Instrument No. 20191118-0118489, said Register's Office. Joyce A. Allen died June 4, 2020, testate, residing in Davidson County, Tennessee. In her Last Will and Testament which appears of record in the Probate Court for Davidson County, Tennessee, Docket #20P-1348, Joyce A. Allen devised her interest in the real estate to Doris Boyce (as to a life-estate), with the remainder in equal shares to her children Nickie Gooch, Loretta Blaes, Janet Kestner and Judy Dooley. Loretta Blaes died July 16, 2023, residing in Davidson County, Tennessee. In her Last Will and Testament which appears of record in the Probate Court for Davidson County, Tennessee, Docket #24P-984, Loretta Blaes left her entire estate to her husband, Martin Blaes. Doris A. Boyce died October 23, 2023, thereby vesting title to the trust's undivided ½ interest in the four Co-Successor Trustees listed above.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or an in any way appertaining unto the said Grantee, her heirs or assigns in fee simple forever.

The Grantors further covenant with the Grantee, heirs or assigns, that, as to their respective interests, they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Mickie Ray Peacock executes this deed to quitclaim to the Grantee, any interest she may have in the property as a beneficiary of the Doris A. Boyce Revocable Living Trust.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

THE DORIS A. BOYCE REVOCABLE LIVING TRUST

By: Christine Yawn
Christine Yawn, Co-Successor Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Christine Yawn**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed **Co-Successor Trustee of The Doris A. Boyce Revocable Living Trust Agreement**, and that she, in the capacity of Co-Successor Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal on May 10, 2024.

DAVID L HAMILTON NOTARY PUBLIC FORSYTH CO., GEORGIA MARCH 14 2025 COMMISSION EXPIRES

My Commission Expires: 03/14/2025

NOTARY PUBLIC

THE DORIS A. BOYCE REVOCABLE LIVING TRUST

By: Todd Walter Boyce
Todd Walter Boyce, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Todd Walter Boyce**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed **Co-Successor Trustee of The Doris A. Boyce Revocable Living Trust Agreement**, and that he, in the capacity of Co-Successor Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal on May 17, 2024.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

My Commission Expires:

NOTARY PUBLIC

THE DORIS A. BOYCE REVOCABLE LIVING TRUST

By: _____
Christopher Robin Boyce, Co-Successor Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Christopher Robin Boyce**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed **Co-Successor Trustee of The Doris A. Boyce Revocable Living Trust Agreement**, and that he, in the capacity of Co-Successor Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal on May 10, 2024.

My Commission Expires: 03/14/2025

DAVID T. HAMILTON NOTARY PUBLIC FORSYTH CO., GEORGIA MY COMMISSION EXPIRES MARCH 14 2025

_____
NOTARY PUBLIC

THE DORIS A. BOYCE REVOCABLE LIVING TRUST

By: _____
Mark A. Boyce, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Mark A. Boyce**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed **Co-Successor Trustee of The Doris A. Boyce Revocable Living Trust Agreement**, and that he, in the capacity of Co-Successor Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal on May 17, 2024.

My Commission Expires: _____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

_____
JUDY DOOLEY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy Dooley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17 day of May, 2024.

My Commission Expires: _____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

MARTIN BLAES

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martin Blaes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17 day of May, 2024.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

NICKIE GOOCH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nickie Gooch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of May, 2024.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

JANET KESTNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Kestner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17 day of May, 2024.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

Mickie Ray Peacock

MICKE RAY PEACOCK

STATE OF ALABAMA
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mickie Ray Peacock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of May, 2024.

My Commission Expires: 12/10/25

NOTARY PUBLIC

C JORDAN SPEAKE JENKINS
My Commission Expires
December 10, 2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

$10,000.00 KT

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is ~~$515,000.00~~ which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on May 17, 2024

Tammy Rush

NOTARY PUBLIC/Register

My Commission Expires:

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 17, 2024.

J. Carlton Drumwright

May 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY