This Instrument Prepared By:
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PMB 119
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After recording, return to preparer

Karen Johnson
Batch # 1143215
06/05/2024 08:05:40 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20240605-0041840

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Geraldine Boyd, Trustee, of the Geraldine Boyd Living Trust UTD May 2, 2024 and any amendments thereto. 609 Annex Avenue, Nashville, TN 37209	New Owner	090-08-029.00

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.

Geraldine Boyd
Affiant, GERALDINE BOYD

Sworn to and subscribed before me
this 2nd day of May, 2024.

Laura Barfield Baxter
Notary Public
My Commission Expires: 6-14-26

LAURA BARFIELD BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GERALDINE BOYD (a/k/a GERALDINE CURTIS BOYD),** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **GERALDINE BOYD, Trustee, of the GERALDINE BOYD LIVING TRUST UTD May 2, 2024, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Being a portion of Lot No. 56 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County. Said portion of Lot No. 56 fronts 100 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said avenue 200 feet more or less, to a dedicated alley. Being the same property conveyed to Andrew Jackson Boyd and wife, Geraldine Boyd, by Installment Deed from Howard C. Duke and wife, Elizabeth Orah Duke as of record in Book 4711, page 227, Register's Office of Davidson County.

Being the same property conveyed to Geraldine Boyd in fee simple absolute (a/k/a Geraldine Curtis Boyd) by Final Decree of The Second Circuit Court of Davidson County, TN, by Order dated June 1979, in the matter of Geraldine Curtis Boyd v. Andrew Jackson Boyd, Case No. 95462, of record in Book 5761, Page 88-89, Register's Office of Davidson County, TN.

This conveyance is made subject to easements for right-of-way of Spencer and Annex Avenues, and an alley through the center of premises, as shown on plan of West Nashville Annex, of record in book 332, page 11, Register's Office for said County, and easement for a right-of-way granted the Tennessee Electric Power Company by J. P. Schroder and wife, of record in book 787, page 60, Register's Office for said County.

This is improved property located at 609 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 2nd day of May, 2024.

GRANTOR:

Geraldine Boyd

GERALDINE BOYD (a/k/a GERALDINE CURTIS BOYD)

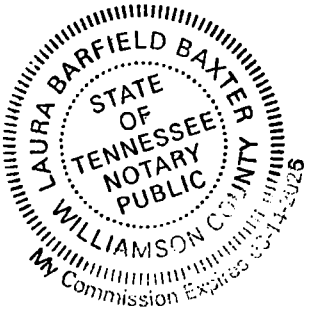
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared GERALDINE BOYD, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 2nd day of May, 2024.

Laura Barfield Baxter
Notary Public

My Commission Expires:



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.