Karen Johnson Davidson County
Batch # 1157348 DEEDQC
07/12/2024 10:02:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240712-0052443

Record and Return Mail To:
is Instrument Prepared By:
Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
TODD WALTER BOYCE, Trustee
BOYCE LIVING TRUST dtd 7/10/2024
210 BEVERLY DRIVE
MADISON, TN 37115

Send Tax Bills To:
Same

Map and Parcel No.
42 – 15 - 113

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **TODD W. BOYCE, and wife, TAMRA J. BOYCE ("Grantor")** this day quitclaims, conveys and transfers unto **TODD WALTER BOYCE, as Trustee of the BOYCE LIVING TRUST dtd 7/10/2024 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 43 on the plan of Blair Heights, Section Three, of record in Book 2133, page 104, Register's Office for said County. SAID Lot No. 43 fronts 207.47 feet on the westerly margin of Beverly Drive and extends back 217.47 feet on the northerly line and 266.19 feet on the southerly line to a dead line in the rear, measuring 120.87 feet thereon.

BEING the same property conveyed to Edward M. Mummert and wife, Mary Jo Talley Mummert by deed from Robert c. Butler and wife, Barbara A. Butler of record in Book 7624, page 752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd W. Boyce and wife, Tamra J. Boyce, from Edward M. Mummert and wife, Mary Jo Talley Mummert by Deed recorded August 5, 1996, of record at Book 10145, page 690-692, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***210 BEVERLY DRIVE, MADISON, TN 37115***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **10TH** day of **JULY**, **2024**.

Todd W. Boyce
TODD W. BOYCE, Grantor

Tamra J Boyce
TAMRA J. BOYCE, Grantor

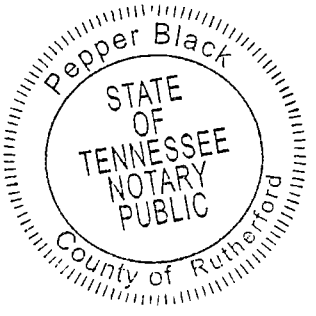
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named TODD W. BOYCE and TAMRA J. BOYCE, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **10TH** day of **JULY**, **2024**.

Pepper Black
Notary Public

My Commission Expires: 08/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Todd W. Boyce
TODD WALTER BOYCE, Trustee/Grantee/Affiant

Tamra J Boyce
TAMRA JEAN BOYCE, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **10TH** day of **JULY**, **2024**.

Pepper Black
Notary Public

My Commission Expires: 08/15/2026

