Karen Johnson Davidson County
Batch# 1169319 DEEDQC
08/14/2024 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0062282

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Joyce M. Boughter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0488

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joyce Boughter and Bobby R. Sexton, wife and husband	NEW OWNER	Map: 14810004200
(NAME) 3913 E. Ridge Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOYCE M. BOUGHTER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JOYCE BOUGHTER AND BOBBY R. SEXTON, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Locustwood, Section Two, as of record in Book 2331, page 147, Register's Office for said County, described as follows: BEGINNING on the west margin of East Ridge Drive at the corner of Lots Nos. 137 and 138; thence with said Drive, north 115 feet to a monument; thence northwesterly around a curve; 39.27 feet to a monument in the south margin of Creekside Drive; thence west with said Drive, 156.8 feet to a concrete monument; thence south along the rear line of said lot, 139.9 feet to the corner of Lots Nos. 137 and 138; thence east with the line of said Lots, 161.8 feet to beginning.

Being the same property conveyed to Joyce M. Boughter, unmarried, by deed from Lonnie E. Cox, Jr. and wife, Gay Wieshan Cox, of record in Book 4370, Page 518, dated October 3, 1969, Register's Office for said County.

This is improved property, known as 3913 E. Ridge Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of August, 2024.

Joyce M. Boughter

Joyce M. Boughter

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 Joyce M. Boughter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of August, 2024.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 August 14, 2024.

(AFFIANT) – Anita Lester

August 14, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 14, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON