Karen Johnson Davidson County
Batch# 1173134 DEEDQC
08/22/2024 08:47:30 AM 6 pgs
Fees: $33.00 Taxes: $240.50
20240822-0064488

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2491721TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 155-03-0D-051-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 14 day of August, 2024, by and between **Julia M. Boyles, unmarried and Timothy C. Boyles, unmarried, who acquired title as wife and husband,** residing at 6708 Cold Stream Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Julia M. Boyles, unmarried,** residing at 6708 Cold Stream Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of SIXTY-FIVE THOUSAND and NO/100 ($65,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6708 Cold Stream Drive, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/06/2021 under Instrument Number: 20210106-0002594 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Timothy C. Boyles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Timothy C. Boyles** the within named Grantor, 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 seal, at office in Nashville, TN, this 14 day of August, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Julia M. Boyles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Julia M. Boyles** the within named Grantor, 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 seal, at office in Nashville, TN, this 14 day of August, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $65,000.00.

Affiant

Print Name: Timothy C. Boyles

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of August, 2024

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Julia M. Boyles
6708 Cold Stream Drive
Nashville, TN 37221

Name and address of property owner:

Julia M. Boyles
6708 Cold Stream Drive
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF SECTION 1, ALLENS GREEN OF RECORD IN PLAT BOOK 7900, PAGE 632, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID Number: 155-03-0D-051-00

Property commonly known as: 6708 Cold Stream Drive, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 08/14/2024 (date of document).

Affiant Signature

08/14/2024
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737