Karen Johnson Davidson County
Batch# 1173245 DEEDQC
08/22/2024 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064620

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. T R Tim Stefan Rabel Boyd, Trustee, Affiant Subscribed and sworn to before me, this 13th day of August, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tim Stefan Rabel Boyd and/or Jee Yeon Cha, Trustees 300 A 54th Avenue N Nashville, TN 37029	SAME	091 15 0I 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tim Stefan Rabel Boyd and wife, Jee Yeon Cha**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Tim Stefan Rabel Boyd and/or Jee Yeon Cha, Trustees of the Tim Boyd & Jee Yeon Cha Living Trust, established by the Revocable Trust Agreement of Tim Stefan Rabel Boyd and Jee Yeon Cha dated August 13, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of August, 2024.

Tim Stefan Rabel Boyd

Jee Yeon Cha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Stefan Rabel Boyd and Jee Yeon Cha, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2024.

My Commission Expires: _____

ALICE P. HANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 300A, 54 NORTH COMMONS, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150623-0059969, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jee Yeon Cha and Tim Stefan Rabel Boyd by deed from Cornerstone Investments, Inc. of record in Instrument No. 20170202-0011496 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: I) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property known as 300 A 54th Avenue N, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 8/13/24.

8/22/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

