THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Yona Boyd-Holman and Raymond Holman
4014 Havendale Dr.
Nashville, TN 37207

MAP: 041-04-0
PARCEL: 085.00

Karen Johnson
Batch # 1173639
08/26/2024 08:31:32 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240826-0065144

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety I, Yona Boyd-Holman, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, BEING Lot Number 171, Dalemere Subdivision, Section 7, as of record in Book 3700, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

BEING the same property conveyed to Yona Boyd-Holman, a married woman by Warranty Deed dated 1/30/2007 from the Estate of June W. Spears, deceased, Joseph S. Spears, Susan Spears Garner, Donna Spears Paul, and Nancy Spears Bretz, of record in Instrument No. 20070205-0014787, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4014 Havendale Dr., Nashville, TN 37207.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto **Yona Boyd-Holman and husband, Raymond Holman**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 14th day of August 2024.

Yona Boyd-Holman

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Yona Boyd-Holman, the Bargainor(s), 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 an official seal this the 14th day of August, 2024.

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 14th day of August 2024.

Notary Public
My Commission Expires:



The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

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

Notary Public
My Commission Expires:

