This instrument prepared by:
James Board 113131
2227 Cabin Hill Road
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1183479 DEEDQC
09/19/2024 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240919-0072542

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James Ellsworth Board, Trustee, et al 2227 Cabin Hill Road Nashville, TN 37214	James Ellsworth Board, Trustee, et al 2227 Cabin Hill Road Nashville, TN 37214	073 07 0 041.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **James Board and Donna Board, husband and wife** by these presents do hereby quitclaim and convey unto the said **James Ellsworth Board and Donna Lou Board, Trustees, or their successors in trust, under The Board Trust dated January 24, 2024, and any amendments thereto**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 484 ON THE PLAN OF SECTION SEVEN, SUNSET VIEW, OF RECORD IN PLAT BOOK 2900, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL OF THOSE VALIDLY EXISTING RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD, IF ANY, INCLUDING THOSE FROM THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 10, 1999 AS INSTRUMENT NO. 19991210-0301954.

Being the same property conveyed to James Board and wife, Donna Board by Warranty Deed from Jimmie Allen Sells and wife, Carolyn L. Sells of record in Instrument No. 19991210-0301954, said Register's Office.

The express purpose of this conveyance is to transfer to a Revocable Trust.

This is unimproved ( ) property known as 2227 Cabin Hill Road, Nashville, Tennessee 37214
Improved (✓)

Whenever 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 hand this 17 day of July, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Board
James Board

Donna Board
Donna Board

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Alyssa Dietrich, a Notary Public in and for said County and State, **James Board and Donna Board** the within named bargainor, individual(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.

Given under my hand and official seal of office at Nashville TN this 17 day of July, A.D., 2024.

NOTARY STAMP/SEAL

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
Notary Commission Expires: Aug 15th 2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 17 day of July, 2024.

(Affix Seal)

James Board
Affiant

Notary Public
My Commission Expires: Aug 15th 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 July 17, 2024 (date of document).

Jennifer E TenHopen
Affiant Signature

7-30-2024
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 30th day of July, 2024.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

