Prepared By:
Christopher Tyler
728 Greymont Dr.
Nashville, TN 37217

Karen Johnson
Batch # 1192325
10/10/2024 11:05:41 AM
Fees: $37.00 Taxes: $0.00

Davidson County
DEEDQC
7 pgs

20241010-0078740

After Recording Return To:
Christopher Tyler
728 Greymont Drive
Nashville, Tennessee 37217

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 10/03/2024 THE GRANTOR(S),
F.K.A. Elizabeth L. Draughon
Elizabeth Boles ("Grantor") and Brian E. Boles, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Christopher Tyler ("Grantee") and ~~Jenny~~ Janet Tyler, a married couple, residing at 728 Greymont Dr., Nashville, Davidson County, Tennessee 37217

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: Instrument Number 20020710-0083044.

Grantor above-described, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

There is no money being transferred in this transaction.

Tax Parcel Number: 11908010700
Mail Tax Statements to:
Christopher Tyler
728 Greymont Drive
Nashville, Tennessee 37217

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 10/03/2024

Elizabeth Lanier Boles

Elizabeth Boles
1802 Rosewood Ave
Nashville, Tennessee
37212

DATED: 10/03/2024

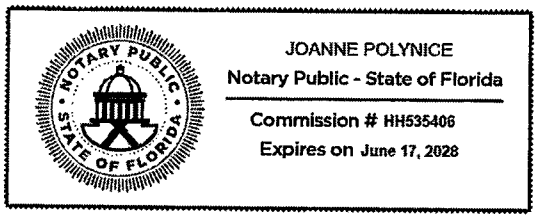
Brian Edward Boles

Brian E. Boles
1802 Rosewood Ave
Nashville, Tennessee
37212

Florida Lake BEB ELB

STATE OF ~~TENNESSEE~~, COUNTY OF ~~DAVIDSON~~, ss:

On this 3rd day of October, 2024, before me personally appeared Elizabeth Boles and Brian E. Boles, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.



Notarized remotely online using communication technology via Proof.

Notary Public

Online Notary

Title (and Rank)

My commission expires 06/17/2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Elizabeth Lanier Boles

Certificate of Authenticity

I, _____, 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 10-9-24.

Date

_____
Affiant Signature

10-9-24
Date

State of TN

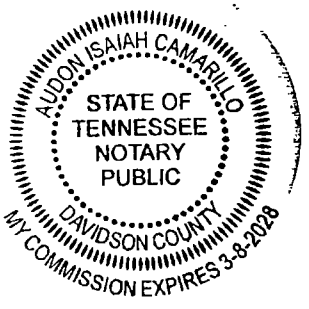
County of Davidson

Sworn to and subscribed before me this 9 day of October, 2024.

_____
Notary's Signature

My Commission Expires: 3-8-2028
Date

Notary's Seal (if on paper)



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 9 day of October, 2024.

Notary

STATE OF TN
COUNTY OF Davidson
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9 DAY OF October, 2024.
BY Audon Camarillo

NOTARY PUBLIC

AUDON ISAIAH CAMARILLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

A certain tract or parcel of land located in Davidson County, Tennessee, as described as follows, to-wit:

Being Lot No. 73 on the Plan of Glencliff Estates, Section II of record in Plat Book 1130, Pages 77 and 78, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Elizabeth L. Draughon Warranty Deed dated 6-28-2002 and recorded 7-10-2002 in Instrument Number 20020710-0083044, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 1130, Pages 77 and 78, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).