Karen Johnson Batch # 1226877 01/16/2025 12 19 48 PM Fees $12 00 Taxes $0 00 20250116-0003691 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL) JAD DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Sandra Ann Custode Revocable Living Trust	**Same**	**155 00 0 270.00**
(NAME) **8249 Spring Ridge Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Sandra Ann Boyd Custode, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Sandra Ann Custode, Trustee of the Sandra Ann Custode Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Sandra Ann Custode Revocable Living Trust, Dated January 2, 2025**, as amended 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 grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being a 5.000 more or less acre tract of land lying in the 35th Councilmanic district of Davidson County, Tennessee, and being a portion the property conveyed to W C Body et ux as evidenced by deed of record in Deed Book 3466, page 541, Register's Office Davidson County, Tennessee, and a portion of the property conveyed to W C. Boyd et ux as evidence by deed or record in Deed Book 3831, page 878, Register's Office Davidson County, Tennessee, and being more particularly described as follows.

Starting at a railroad spike in the centerline of Collins Rd., said point being the most northeasterly corner of the Fred W. Body et ux property of record in Book 4247, page 130, Register's Office Davidson County, Tennessee, and being in line with the westerly line of Tract 1 on the plan of "W.C. Boyd Property", of record in Boon 6050, page 444, Register's Office Davidson County, Tennessee, Thence with the common line of said Fred W Boyd Property and said Tract 1, W.C Boyd Property, South 02 Degrees 06 Minutes 37 Seconds West a distance of 357.97 Feet to an iron pipe, Thence South 04 Degree 34 Minutes 27 Seconds West a distance of 90.06 Feet to an iron pin at the southwesterly corner of the afore-mention Tract 1, the Point of Beginning. Thence with the southerly line of said Tract1, South 87 Degrees 57 minutes 23 Seconds Ease a distance of 209.89 Feet to an iron pin at the southeasterly corner of said Tract 1; Thence with a new line, severing said W C. Boyd Property, South 03 Degree 26 Minutes 24 Seconds West a distance of 1030 06 Feet to an iron pin in the northerly line of Lot 15 on the plan of "McCroy Heights", as of record in Book 9700, page 149, Register's Office Davidson County, Tennessee, said iron pin lying 12 7 Feet, more or less, easterly from the easterly margin of Dunn Drive at its

northerly terminus; Thence with the northerly line of said plan of McCroy Heights, North 85 Degrees 40 Minutes 59 Seconds West a distance of 209 82 Feet to an iron pin; Thence with the westerly line of the afore-mentioned Fred W. Boyd Property, North 03 Degrees 03 Minutes 58 Seconds East a distance of 769 71 Feet to an iron Fence post; Thence continuing North 04 Degrees 34 Minutes 27 Seconds East a distance of 252 08 Feet to the Point of Beginning, containing 217,800 square feet or 5.000 acres, more or less.

Further being the same property conveyed to Sandra Ann Boyd Custode, by Warranty Deed, from W C and Ann Boyd on April 11, 1997, of record in Book 10414, Page 110, Register's Office for Davidson County, Tennessee Said property in previous conveyance known as 8351 Collins Road, Nashville, TN 37221

The said Sandra Ann Boyd Custode being one in the same person as Sandra Ann Custode for purposes of this transaction

This Conveyance is made subject to:

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

Unimproved ( )
This is improved (X) property, known as. **8249 Spring Ridge Drive, Nashville, Tennessee 37221**

Witness our hands, this the 2nd day of January, 2025.

Sandra Ann Boyd Custode

SANDRA ANN BOYD CUSTODE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA ANN BOYD CUSTODE** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 2nd day of January, 2025.

My Commission Expires: 3/3/2026

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public