Karen Johnson Davidson County
Batch# 1248265 DEEDQC
03/19/2025 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0020030

NEW OWNER:

Vivian D. Boyles & Tracy Taylor
213 Bonnaridge Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map-Parcel:
075-13-0-069.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **VIVIAN D. BOYLES and TRACY TAYLOR, as joint tenants with rights of survivorship,** hereinafter called the Grantors, have quitclaimed to **VIVIAN D. BOYLES and TRACY TAYLOR, as joint tenants with rights of survivorship,** hereinafter called the Grantees, all of their interest in and to their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 287, on the Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vivian D. Boyles, Kenneth H. Boyles and Tracy Taylor, as joint tenants with rights of survivorship, by Quitclaim Deed from Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship, dated June 26, 2020, of record as Instrument Number 20200708-0073654, Register's Office for Davidson County, Tennessee.

Kenneth H. Boyles died on November 21, 2024, leaving Vivian D. Boyles and Tracy Taylor as the surviving joint tenants with rights of survivorship and with full right, title and ownership to convey this property.

This is improved property known as 213 Bonnaridge Drive, Hermitage, Tennessee 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 17th day of March, 2025.

VIVIAN D. BOYLES

TRACY TAYLOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Vivian D. Boyles,** 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 and official seal at office, this 17th day of March, 2025.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Tracy Taylor,** 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 and official seal at office, this 17th day of March, 2025.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 17th day of March, 2025.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3/17/25.

Celia Stewart Rouse
Affiant Signature

3/17/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY