QUITCLAIM DEED

Karen Johnson
Batch # 1321029
09/11/2025 11 45 02 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250911-0072693

This Instrument Was Prepared By:
David L. King, Attorney
Tennessee Law Group, Inc.
1300 Division Street, Ste 102
Nashville, Tennessee 37203

Based on Information provided by the Register's Office for Davidson County, Tennessee

Address New Owner:	**Send Tax Bills to:**	**Map and Parcel ID**:
James S. F. Boyd Revocable Trust	James S. F. Boyd	103-16-0D-207.00-CO
401 Woodmont Hall Place	1300 Division St, Ste 100	
Nashville, Tennessee 37205	Nashville, Tennessee 37203	

KNOW ALL PERSONS BY THESE PRESENTS that James S.F. Boyd, hereinafter called the Grantor, for and in consideration of the sum of zero dollars, has bargained and hereby remises, releases and forever quitclaims his interest in whatever right, title and interest in and to the following described property to the **James S.F. Boyd Revocable Trust**, hereinafter called the grantee, its heirs and assigns, the property being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 207 as shown on the Plat of the Lancaster Condominiums of record in Plat Book 5200, Page 460, Register's Office for Davidson Cunty, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowners' Association as described in Book 5963, Page 441, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Tyler Greer, unmarried by Quit Claim Deed from Mary Greer, unmarried of record in Book 11063, page 944, Register's Office for Davidson County, Tennessee, dated August 05, 1998 and recorded on August 13, 1998

Being the same property conveyed unto James S F Boyd, Unmarried, from Tyler Greer, Unmarried, by Warranty Deed, recorded Instrument No. 20220609-0065781, dated June 09, 2022, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO:

- **Taxes for the year 2025 and subsequent years**
- **All matters shown on the Plan of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee.**
- **Master Deed establishing a Horizontal Property Regime of Lancaster Condominiums of record in Book 5963, Pate 441, Register's Office for Davidson County, Tennessee.**
- **Charter for HOA of record in Book 5939, Page 382 and amended in Book 8330, Page 32, in the Register's Office for Davidson County, Tennessee.**
- **Lancaster Apartment Contract of record in Book 5931, Page 482, in the Register's Office for Davidson County, Tennessee.**
- **Restrictions of record in Book 2201, Page 631, in the Register's Office for Davidson County, Tennessee.**
- **Any and all existing easements and restrictions as shown of record not stated herein.**

This is improved property known as
3909 Whitland Avenue #207, Nashville, Tennessee 37205

AHB

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and, GRANTOR does further covenant and bind herself, her heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

In witness whereof, James S.F. Boyd has signed and executed this quitclaim deed on this 21st day of August, 2025.

James S.F. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mitzi L. Dorris, a Notary Public in and for said County and State, the within named James S F Boyd with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Davidson County, Tennessee, this 21st day of August, 2025

NOTARY PUBLIC

My Commission Expires _____

MITZI L. DORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027