QUITCLAIM DEED

Karen Johnson
Batch # 1321029
09/11/2025 11 45 02 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250911-0072694

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	116080O00100CO
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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit Being Unit No 401 and the garage attached thereto, in Woodmont Hall, a Horizontal Property Reime, located at the corner of Woodmont Blvd, and Woodmont Hall Place, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recoded in Instrument No 20030530-0072948, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No 20030530-0072948, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein Said Condominium regime also comprises Lots 1, 2 and 3, Woodmont Hall, recorded in Instrument No 20020425-0051153, said Register's Office

Being the same property conveyed to Danny Brice Roberts by Warranty Deed from Journal Newspapers, Inc, of record in Instrument No 20031120-0169095 Register's Office for Davidson County, Tennessee, dated November 18, 2003, and recorded on November 20, 2003

Being the same property conveyed unto James S F Boyd, Unmarried, from Danny Brice Roberts, Unmarried, by Warranty Deed, recorded Instrument No 20210902-0118228, dated September 2, 2021, Owner's Policy of Title Insurance attached and incorporated therein

THIS CONVEYANCE IS SUBJECT TO : 1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

This is improved property known as
401 Woodmont Hall Place, Nashville, Tennessee 37205

Attb

~~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

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