QUITCLAIM DEED

Karen Johnson
Batch # 1321029
09/11/2025 11 45 02 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250911-0072695

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	117-03-0B-178-00
401 Woodmont Hall Place	1300 Division St, Ste 100	
Nashville, Tennessee 37205	Nashville, TN 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:

> Land in Davidson County, Tennessee, being Unit No L-4 on the plan of The Villager Condominiums of record in Book 5200, page 154, and Revised in Book 5200, page 201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to P Jason Keen, an unmarried man in Warranty Deed from Harriet Lovelace Dunn dated 06/17/2005 and recorded on 06/21/2005 in Instrument Number 200506210070304, in the official records of Davidson County Recording Office The said P Jason Keen is now married but the above property was never used as the primary residence
>
> Being the same property conveyed unto James S F Boyd, Unmarried, from P Jason Keen, being deemed separate property of a Married man, by Warranty Deed, recorded Instrument No 20230216-0011116, dated February 16, 2023, Owner's Policy of Title Insurance attached and incorporated therein and recorded in the Register of Deeds Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only

This is improved property known as
2601 Hillsboro Pike, Unit L-4, Nashville, Tennessee, 37212

AMB

~~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