Karen Johnson Davidson County
Batch # 1469575 DEEDQC
09/08/2026 08:50:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0082782

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE HAROLD BOYD LIVING TRUST dated the 21st, August of 2026.
Harold Edward Boyd, Trustee
453 Janette Avenue
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
034 13 0 001.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Harold Edward Boyd as a single adult, having been predeceased by his wife, Norma L. Boyd, in connection with the administration of his revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustee of THE HAROLD BOYD LIVING TRUST dated the 21st of August, 2026 all his right, title and interest in and to a certain tract of land as described as follows:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Gateway, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Gerald F. Powers, Jr., and wife, Mary M. Powers, by deed from Jones Lumber Company, Incorporated, of record in Book 4146, Page 572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold E. Boyd (aka Harold Edward Boyd) and wife, Norma L. Boyd (now deceased) by Warranty Deed from Gerald F. Powers, Jr. and wife, Mary M. Powers signed August 18th, 1993 and filed August 30th, 1993 of record in Record Book **9061**, page **802** - 804, Register's Office for Davidson County, Tennessee.

The property is commonly known as 453 Janette Avenue, Goodlettsville, Tennessee 37072.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, Harold Edward Boyd, the above listed grantor conveys my interest in the real property to THE HAROLD BOYD LIVING TRUST dated 21st, August, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

Signed this 21st of August, 2026.

Harold Edward Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Harold Edward Boyd with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 21st of August, 2026.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:

JAN 30 2029

AFFIDAVIT

I, Harold Edward Boyd, do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

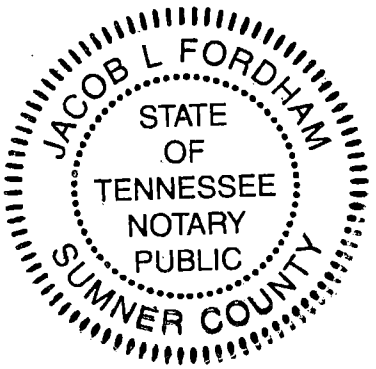
Signed this 21st of August, 2026.

Harold Edward Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me, a Notary Public of said County and State, personally appeared Harold Edward Boyd with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

SWORN TO AND SUBSCRIBED before me, this 21st of August, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

ATTESTATION as per *Tenn. Code. Ann. § 66-22-101*

The foregoing affidavit was signed, sealed, published, signified and declared by Harold Edward Boyd. This occurred in our presence. We were all present at the same time, and in by Harold Edward Boyd's presence. We are signing at by Harold Edward Boyd's request, and in the presence of each other, have hereunto subscribed our names as witnesses, the day and year first above written. Each of us was acquainted with Harold Edward Boyd when the document was executed.

Stephen Lowe
1048 Jackson Heights
Goodlettsville, Tennessee 37072
(615) 947-0793

Seth Lowe
1048 Jackson Heights
Goodlettsville, Tennessee 37072
(615) 909-0416

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.