Karen Johnson Davidson County
Batch# 576258 DEEDQC
02/24/2021 09:23:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022708

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: ~~$0.00~~ Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires:

RYAN BECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ted William Boldt, Jr. Caitlin Lei Boldt 414 Lakehurst Drive Nashville, TN 37206	New Owner	083-10-0-101.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ted William Boldt and Caitlin Lei Boldt, husband and wife** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Ted William Boldt, Jr. and Caitlin Lei Boldt, husband and wife,** their successors and assigns all of her rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 108 and 109 and the north 10 feet of Lot No. 107 , as shown on the map entitled Map of McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lots 108 and 109 and said part of Lot 107 front together 70 feet on the westerly side of Lakehurst Drive, formerly North 9th Street, formerly North 18th Street and extend back between parallel lines 128 feet to an alley.

Being the same property conveyed to TED WILLIAM BOLDT and CAITLIN LEI BOLDT, HUSBAND AND WIFE, by deed from MARK F. FLEMING and LAURIE P. FLEMING, HUSBAND AND WIFE, of record in Instrument No. 20191227-0134019 , dated December 12, 2019 , said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2021

Ted William Boldt

Caitlin Lei Boldt

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ted William Boldt and Caitlin Lei Boldt, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of February, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

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