Prepared By:

Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
LESLIE C. BOEHMS, ADAM E. SHANLEY
4048 LONGFELLOW DR,
NASHVILLE, TN 37214-1178

Karen Johnson Davidson County
Batch# 640135 DEEDQC
05/19/2021 01:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210519-0067970

QUITCLAIM DEED

Send Tax Bills To:
4048 LONGFELLOW DR, NASHVILLE, TN 37214-1178
Map & Parcel Nos.: **062020B02900CO**
B229.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **LESLIE C. BOEHMS, A MARRIED WOMAN** does hereby quitclaim and convey unto **LESLIE C. BOEHMS AND ADAM E. SHANLEY, WIFE AND HUSBAND AS JOINT TENANTS, who's mailing address is 4048 Longfellow Drive, Nashville, TN 37214**, all of my right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE FINAL PLAT OF ABBINGTON PARK, PHASE ONE, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20030328-0041019 AND AMENDED IN INSTRUMENT NO. 20060504-0052203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. BEING ALL OR PART OF THE SAME PROPERTY CONVEYED TO CRYSTAL L. CANNON AND DOROTHY P. EWIN BY VIRTUE OF THAT CERTAIN WARRANTY DEED DATED OCTOBER 17,2003, AND BEING OF RECORD AT INSTRUMENT NO. 20031021-0155037 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RICCARDO CANNON AND WILLIAM EWIN JOIN IN THIS CONVEYANCE TO CONVEY ANY MARITAL RIGHTS THAT THEY MAY HAVE IN SAID PROPERTY.

This is [improved/unimproved] property known as 4048 LONGFELLOW DR.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 28 day of February, 2020.

LESLIE C. BOEHMS

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **LESLIE C. BOEHMS**, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Mt Juliet, TN, this the 28 day of February, 2020.

Ella K Butler
NOTARY PUBLIC
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE FINAL PLAT OF ABBINGTON PARK, PHASE ONE, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20030328-0041019 AND AMENDED IN INSTRUMENT NO. 20060504-0052203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LESLIE C. BOEHMS, A MARRIED WOMAN BY DEED FROM CRYSTAL L. CANNON AND HUSBAND RICCARDO CANNON AND DOROTHY P. EWIN AND HUSBAND WILLIAM EWIN RECORDED 07/25/2017 AS INSTRUMENT NO. 20170725-0074949, OF OFFICIAL RECORDS, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, LINDA BROWN do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Brown
Signature LINDA BROWN

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, Irma Perez, a Notary Public for this county and state, LINDA BROWN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

MARCH 20, 2021

IRMA L. PEREZ
COMM. #2187422
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 20, 2021

NRO1 NRO1

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00, the county assessed market value.

Vickie Hall

- Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of LOS ANGELES

On 05-18-, 2021, before me, JAVAD KASHI, a notary public, personally appeared, VICKIE HALL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

JAVAD KASHI
Notary Public - California
Los Angeles County
Commission # 2229388
My Comm. Expires Feb 22, 2022