This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-13427-LM

Karen Johnson Davidson County
Batch# 703791 DEEDQC
08/24/2021 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210824-0114357

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 18 day of August, 2021.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Boldin 800 Crab Apple Cove Nashville, TN 37013	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	182 12 0A 137.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Albert V. Boldin,** unmarried ("Grantor") do/does hereby quitclaim and convey unto **Lisa K. Boldin,** unmarried ("Grantee"), her heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being Lot No. 327 on the Plan of Phase 6, Section 6, Apple Valley, R-10 Residential P.U.D. a Planned Unit Development, of record in Instrument No. 20070125-0014781, 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 Lisa K. Boldin and Albert V. Boldin, Wife & Husband, by Warranty Deed from Michael Sullivan Builders, G.P., A Tennessee General Partnership, of record in Instrument No. 20091116-0105447, in the Register's Office of Davidson County, Tennessee, dated November 16, 2009 and recorded on November 16, 2009.

This quitclaim deed is being executed to satisfy that certain Marital Dissolution Agreement entered into by both parties as part of the divorce proceedings in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket Number 15D2432.

This is ☒ improved or ☐ unimproved property located at: **800 Crab Apple Cove, Nashville, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of August, 2021.

GRANTOR

Albert V. Boldin

JULIET L MAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Albert V. Boldin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.

Juliet L May
Notary Public
My Commission expires: 10/22/2023

202108240114357

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on.

Tori Cole
Affiant Signature

8-18-2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 day of Aug., 2021.

Loren Manderson
Notary's Signature
My Commission Expires: 1-30-2024

Notary's Seal

