Prepared by:
Cagle & Boehms, LLC
Melanie Totty Cagle, Attorney
1200 North Oak Drive
Centerville, TN 37033

Richard H. Boehms, Attorney
103 West Main Street
Hohenwald, TN 38462
931-796-2221

Person responsible for the payment of taxes:
Lauren G. Boehms
474 Monticello St.
Nashville, TN 37207

Name and address of property owner(s)---same as above

MAP 071, GROUP A, PARCEL 012.00
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 792504 DEEDQC
01/19/2022 08:28:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220119-0007094

QUITCLAIM DEED

In consideration of ten and no/100 dollars ($10.00), and other good and valuable consideration, The Boehms Living Trust, Joe Frank Boehms and Mattie Pearl Boehms Co-Trustee, Co-Grantors, hereby quitclaim and convey any and all right, title and interest they may have in the hereinafter described property to Lauren G. Boehms, a single woman, Grantee. Conveyance to be added to Lauren G. Boehms interest making Lauren G. Boehms the sole owner of said property. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot 12, The Woods at Monticello, Phase 1, as shown on plat of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lauren G. Boehms, a single woman by Warranty Deed from Fumiya Sawa and Ashley Sawa

(f/k/a Ashley E. Graham), husband and wife, of record in Instrument No. 20160606-0056445, Register's Office for Davidson County, Tennessee.

Being the same property last conveyed to The Boehms Living Trust, Joe Frank Boehms and Mattie Pearl Boehms, Co-Trustees from Lauren G. Boehms as recorded in Instrument No. 20160616-0060855 with the Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have set their signatures on this the 31st day of December, 2021.

Joe Frank Boehms

Joe Frank Boehms, Co-Trustee
For the Boehms Living Trust

Mattie Pearl Boehms

Mattie Pearl Boehms, Co-Trustee
For the Boehms Living Trust

State of Tennessee
County of Tennessee

Before me, a Notary Public, duly commissioned and qualified, Joe Frank Boehms and Mattie Pearl Boehms, Co-Trustee for the Boehms Living Trust, personally appeared, to me known to be the person described in and who executed the foregoing instrument and acknowledged that this instrument was executed by free act and will.

Sworn to and subscribed before me this 31st day of December 2021.

Kelli J Burcham

Notary Public
My commission expires: 6/20/22

KELLI J. BURCHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I or we hereby affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of December 2021.

Kelli J Burcham

Notary Public or Register
My commission expires: 6/20/22

KELLI J. BURCHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY