Name and Address of New Owner:
Boscobel LLC
1403A 10th Ave. North
Nashville, TN 37208-2511

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 083-13-0K-001.00-CO

Karen Johnson Davidson County
Batch# 817040 DEEDQC
03/08/2022 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220308-0025980

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erin Wilmer, an unmarried woman,** "the Grantors," convey and quitclaims unto **Boscobel LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1105 Boscobel Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131223-0129534, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Erin Wilmer, an unmarried woman, by Warranty Deed from Angela Bloomer and Daniel Bloomer, wife and husband, dated 10/22/2021, recorded 12/12/2021, and appearing of record at Instrument No. 20211229-0171251, Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 20th day of December, 2021.

_____(SEAL)
ERIN WILMER

STATE OF HAWAII
COUNTY OF HONOLULU

On this 11 day of February, 2022, before me personally appeared Erin Wilmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of February, 2022.

GERINA K ALEKA-HANOHANO NOTARY 12-189 PUBLIC STATE OF HAWAII

_____
Notary Signature Gerina K. Aleka-Hanohano
My commission expires: My Commission Expires: June 3, 2024

Doc. Date: 02-11-2022 # Pages: 2
Name: Gerina K. Aleka-Hanohano First Circuit
Doc. Description: Quitclaim Deed

_____ 02/11/2022
Notary Signature Date

GERINA K ALEKA-HANOHANO NOTARY 12-189 PUBLIC STATE OF HAWAII

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or 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 2/11/2022.

Date

Affiant Signature

2/25/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025