QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1009797 DEEDQC
06/01/2023 08:45 04 AM 2 pgs
Fees. $12 00 Taxes $0 00

20230601-0041198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

nowknown as Lillian Willis Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF MAY , 2023

Notary Public

COMMISSION EXPIRES

(AFFIX SEAL)

TIFFANY BOGUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NO(S)
Christopher James Boeskool	same as owner	172 08 0A 102 00
(Name)		
1445 Hunters Branch Rd		
(Address)		
Antioch, TN 37013		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Lillian Boeskool, unmarried**, hereinafter referred to as Grantor(s), hereby quitclaim to **Christopher James Boeskool, unmarried,** his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 102 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more particular description

Being the same property conveyed to Christopher Boeskool and Lillian Boeskool, husband and wife from Kimberly K Guy, unmarried by Warranty Deed dated May 12, 2006 and recorded on May 17, 2006 in Instrument No 20060517-0057755, Register's Office for Davidson County, Tennessee This Quitclaim Deed is executed pursuant to the provisions of the Final Decree of Divorce entered September 21, 2021, in Lilliam Willis Boeskool v Christopher James Boeskool, Docket No 20D445, in the Circuit Court for Davidson County, Tennessee

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

IN WITNESS WHEREOF, the said Lillilan Boeskool, an unmarried woman has hereunto set his/her/their signature, on this, the 12th day of May, 2023

Lillian Boeskool now known as Lillian Willis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Lillian Boeskool, an unmarried woman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and official seal of office, this 12th day of May, 2023

Notary Public

My Commission Expires

(SEAL)

