Karen Johnson
Batch # 1095676
01/30/2024 08:21:29 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240130-0006292

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Cathie R. Bozman, Trustee
Cathie R. Bozman Trust
926 Woodland St., Ste 402
Nashville, TN 37206

Send Tax Bills To:
Cathie R. Bozman, Trustee
Cathie R. Bozman Trust
926 Woodland St., Ste 402
Nashville, TN 37206

Map and Parcel No.
Map 106 12
Parcel 017.00

Cathie R. Bozman and
Tina D. Bozman, Co-Trustees
Tina D. Bozman Trust
6101 Nolensville Rd.
Nashville, TN 37211

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Cathie R. Bozman, Trustee, Bozman Family Revocable Living Trust Agreement dated July 27, 2015** ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Cathie R. Bozman, Trustee, Cathie R. Bozman Trust U/A dated July 27, 2015**, a one-half (1/2) interest as tenant in common; and unto **Cathie R. Bozman and Tina D. Bozman, Co-Trustees, Tina D. Bozman Trust U/A dated July 27, 2015**, a one-half (1/2) interest as tenant in common ("Grantees"), together all of the interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Murfreesboro Road Industrial Subdivision, Section 4, a Planned Unit Development, as of record in Book 3842, Page 197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 100.55 feet on the northerly margin of Easthagen Drive and extends back 237.27 feet on the westerly line and 218.70 feet on the easterly line, to a dead line in the rear on which it measures 103.77 feet.

Being the same property conveyed to **Thomas A. Bozman and Ocea Jean Bozman, Trustees, Bozman Family Revocable Living Trust Agreement dated July 27, 2015**, by Quitclaim Deed dated July 27, 2015 from **Thomas A. Bozman and Jean Bozman, husband and wife**, of record in Instrument No. 20150805-0077565, Register's Office for Davidson County, Tennessee. Whereas on January 7, 2021, Ocea Jean Bozman died and Thomas A. Bozman became the sole

Trustee of the above-referenced trust. Whereas on November 2, 2023, Thomas A. Bozman died and Cathie R. Bozman became the sole Trustee of the above-referenced trust.

This is improved property known as **862 Easthagan Drive, Nashville, Tennessee 37217**.

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11th day of January 2024.

Cathie R. Bozman, Trustee
Bozman Family Revocable Living Trust
Agreement dated July 27, 2015

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Cathie R. Bozman, Trustee, Bozman Family Revocable Living Trust Agreement dated July 27, 2015**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of Jan 2024.

Notary Public

My Commission Expires:
3.6.24

KAREN LENTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this 11 day of Jan 2024.

Notary Public

My Commission Expires:
3.6.24

KAREN LENTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

"EXHIBIT A"
Permitted Encumbrances

1. Matters shown on the Plan of record in Book 3842, Page 197, Register's Office for Davidson County, Tennessee.

2. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1066, Page 395, said Register's Office.