Karen Johnson
Batch # 1108900
03/08/2024 08:56:58 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240308-0016143

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 6th day of March, 2024* *Notary Public* *My commission expires: 6/9/24*

BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
Donald W. Boaz
337 Red Oak Trail
Spring Hill, TN 37174

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
74 Valeria Street Nashville, TN 37210	119 02 0 234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CARL A. BOAZ AND WIFE, CARL LOUISE BOAZ (NOW DECEASED),** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **DONALD W. BOAZ, MARRIED,** hereinafter called **"GRANTEE,"** his heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Map of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for said County.

SAID Lot No. 187 fronts 95 feet on the northerly side of Valeria Street and runs back between lines, 105.1 feet on the westerly line and 160 feet on the easterly line, to a dead line in the rear on which it measures 109.8 feet.

Being the same property conveyed to Carl A. Boaz and wife Carl Louise Boaz (now deceased), from Carl A. Boaz via J. J. Foley, Jr., by Deed dated January 22, 1973, Book 4674, Page 777, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 6th day of March, 2024

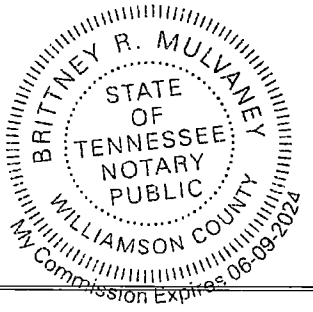
Carl A. Boaz

CARL A. BOAZ

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CARL A. BOAZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC