THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Andrea H. Wilburn
Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch # 1129494 DEEDQC
05/01/2024 10:35:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240501-0031731

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrea H. Wilburn and Nathan D. Wilburn 7051 Westside Circle Nashville, TN 37205	New Owner	Map and Parcel No.: 143-03-0E-029.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrea H. Wilburn, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Andrea H. Wilburn and Nathan D. Wilburn, wife and husband**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 29 together with the appurtenant common elements of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337, and Instrument No. 20190930-0099544, and Instrument No. 20201221-0150988, and Instrument No. 20210525-0070666, Register's Office, for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with

private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Andrea H. Wilburn, unmarried by Warranty Deed from MacKenzie Bass, an unmarried woman, dated February 8, 2024 and recorded on February 29, 2024 in Instrument No. 20240229-0013875, in the Register's Office of Davidson County, Tennessee. In error, the prior deed stated Andrea H. Wilburn was unmarried.

This is improved property known as: **7051 Westside Circle, Nashville, TN 37205.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2024.

Andrea H. Wilburn

Andrea H. Wilburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea H. Wilburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of April, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024