THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1159073 DEEDQC
07/17/2024 10:22:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240717-0053754

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Boggs and Ciara Ridings 223 Center Street Old Hickory, TN 37138	New Owner	064-09-0-303.00

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, **Joshua Boggs, married,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Joshua Boggs and Ciara Ridings, husband and wife,** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , in Block M, as shown on the map entitled Hadley Bend City, of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joshua Boggs married, by deed from Carlie Fair Beacham and Brian Beacham, of record in Instrument No. 20240617-0045085, dated June 14, 2024, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June 2024.

Joshua Boggs

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joshua Boggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2024.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024