QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 M. Mt. Juliet Road Suite 202; Mt. Juliet, TN 37122
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024.

NOTARY PUBLIC

COMMISSION EXPIRES: 5/8/28

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1194552 DEEDQC
10/16/2024 04:00:30 PM 2 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080346

From:	From:
Shane F. Hobgood, being one and the same as, and now known as Heather Shane Foshee	Ernest D. Bennett, III, Trustee
To:	To:
Ernest D. Bennett, III, Trustee	Heather Shane Foshee

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Parcel ID Number(s)
Heather Shane Foshee 203 Boxmere Place Nashville, TN 37215	Same as Owner	131 06 0E 203.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollar ($1.00), cash in hand paid, and for the express purpose of effectuating a change of name of the owner of the property described hereinafter, I, **Shane F. Hobgood, now known as Heather Shane Foshee**, hereby convey, remise, release, and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 203, together with appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a Condominium established by Master deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226 and Instrument No. 20100401-0024317, Registers office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Revised Plan of Burton Hills of record in Plat Book 6250, Page 649, Registers office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Shane F. Hobgood, a married woman, by Warranty Deed from Steven T. Tsang, dated March 31, 2014, and recorded on April 7, 2014 in Instrument No. 20140407-0028829 in the Register's Office for Davidson County, Tennessee. Shane F. Hobgood is one and the same as Heather Shane Foshee, now unmarried.

The foregoing is improved property known as 203 Boxmere Place, Nashville, TN 37215.

This conveyance is subject to all matters contained in the Warranty Deed of record in Instrument No. 20140407-0028829 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage), or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release, and forever quitclaim unto **Heather Shane Foshee, unmarried**, and her heirs, successors, and assigns, the same property hereinabove described and set forth, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth:

Land in Davidson County, Tennessee, being Unit No. 203, together with appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a Condominium established by Master deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226 and Instrument No. 20100401-0024317, Registers office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Revised Plan of Burton Hills of

record in Plat Book 6250, Page 649, Registers office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Ernest D. Bennett, III, Trustee, in this Strawman Quitclaim Deed, formerly having been conveyed to Shane F. Hobgood, a married woman, by Warranty Deed from Steven T. Tsang, dated March 31, 2014, and recorded on April 7, 2014 in Instrument No. 20140407-0028829 in the Register's Office for Davidson County, Tennessee. Shane F. Hobgood is one and the same as Heather Shane Foshee, now unmarried.

The foregoing is improved property known as 203 Boxmere Place, Nashville, TN 37215.

This conveyance is subject to all matters contained in the Warranty Deed of record in Instrument No. 20140407-0028829 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage), or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Shane F. Hobgood, now known as
Heather Shane Foshee

Ernest D. Bennett, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane F. Hobgood, being one and the same as, and now known as Heather Shane Foshee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed her signature to the within instrument, and upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2024.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, and upon oath acknowledged that he did so in his representative capacity as trustee for and on behalf of Shane F. Hobgood, being one and the same as and now known as Heather Shane Foshee, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 15th day of October, 2024.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 15th day of October, 2024.

Ernest D. Bennett, III, Affiant — October 15, 2024 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 15th day of October, 2024.

Commission Expires: December 5, 2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public