Karen Johnson Davidson County
Batch# 1213195 DEEDQC
12/06/2024 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241206-0094978

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jack O. Bovender, Jr, Trustee of the Bovender Community Property Trust 520 Belle Meade Boulevard Nashville, TN 37205	Jack O. Bovender, Jr., Trustee 520 Belle Meade Boulevard Nashville, TN 37205	116 14 0 131.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK O. BOVENDER, JR. and BARBARA T. BOVENDER, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to JACK O. BOVENDER, JR., TRUSTEE OF THE BOVENDER COMMUNITY PROPERTY TRUST, his successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is property known as 520 Belle Meade Boulevard, Nashville, Tennessee 37205.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of December, 2024.

Jack O. Bovender, Jr.
JACK O. BOVENDER, JR.

Barbara T. Bovender
BARBARA T. BOVENDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JACK O. BOVENDER, JR., 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, at office, as of this 5 day of December, 2024.

Kimberly L. Clay
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: October 21, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, BARBARA T. BOVENDER, 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, as of this 5 day of December, 2024.

Kimberly L. Clay
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: October 21, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

James C. Gooch, Agent for Grantee

Subscribed and sworn to before me, this 5th day of December, 2024.

Notary Public
My Commission Expires: 5-3-2027



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 41 in the First Belle Meade Subdivision, the plan of which is recorded in Book 332, pages 88 and 89, of the Register's Office for said County, described as follows:

Beginning at a point in the eastern margin of Belle Meade Boulevard as originally planned, now the center of said Boulevard, at the southwest corner of Lot No. 42 and running southerly with the center of said Belle Meade Boulevard, 400 feet to a point; thence at right angles easterly 632 feet to a point; thence at right angles northerly 400 feet to a point; thence westwardly with the southern margin of Lot No. 42, 635 feet, more or less, to the beginning.

Being the same property conveyed to Jack O. Bovender, Jr. and wife, Barbara T. Bovender, by Deed of record in Instrument No. 00009455-0000130, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 5, 2024 (date of document).

Affiant Signature

12/06/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of December, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

