Karen Johnson Davidson County Batch # 1257426 DEEDQC 04/08/2025 10:46:08 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250408-0026605	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Diane D. Wood Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE DIANE D. WOOD REVOCABLE LIVING TRUST	**SAME**	**143 03 0E 044.00**
(NAME) **7088 Westside Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Diane D. Wood, a widowed person,** (the said Grantor's husband, James Cooper Wood, Jr., having predeceased his wife in death on June 5, 2021) hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Diane D. Wood, Trustee of THE DIANE D. WOOD REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE DIANE D. WOOD REVOCABLE LIVING TRUST, Dated March 24th, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 44 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, and as established by the Declaration of Protective Covenants, Conditions and Restrictions 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 20190930-0099544, 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 a portion of the property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101816, in the Register's Office of Davidson County, Tennessee, dated October 10,2018 and recorded on October 15,2018.

Further being the same property conveyed to James Cooper Wood, Jr. and Diane D. Wood, husband and wife, by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company, dated January 28, 2021, of record in Instrument No. 20210506-0061178, Register's Office for Davidson County.

The said James Cooper Wood, Jr. having died on June 5, 2021 leaving the aforementioned property, as sole owner, to Diane D. Wood as Tenants by the Entireties.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record:

1. *Taxes for the year 2021 and thereafter, not yet due and payable.*
2. *Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677, amended in Instrument No(s). 20181105-0109337 and 20190930-0099544.*
3. *Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4764, Page 710.*
4. *Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181212-0121003.*
5. *Easement recorded in Book 3898, Page 425 and Instrument No. 20140114- 0003778, Affidavit recorded in Instrument No. 20140416-0031703.*
6. *Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.*
7. *Easement recorded in Instrument No. 20190828-0086735.*

Unimproved ( )
This is improved (X) property, known as: **7088 Westside Circle, Nashville, TN 37205.**

Witness our hands, this the 24th day of March, 2025.

Diane D. Wood
DIANE D. WOOD

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 **DIANE D. WOOD** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of March, 2025.

My Commission Expires: 3/3/2026

JOHN A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public