Karen Johnson Davidson County
Batch# 1266026 DEEDQC
04/30/2025 01:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250430-0033403

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tamular Hayes and Omar Childress 1209 Boscobel St. Nashville, TN 37206	SAME	83-13-164

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 31 day of March, 2025, between **Tamular La'Rosa Hayes,** a resident of Davidson County, Tennessee ("Grantor"), and **Tamular La'Rosa Hayes and Omar Childress, as Joint Tenants with Rights of Survivorship**, (collectively, "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lots Nos. 144 and 145 on the plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County, Said Lots Nos. 144 and 145 fronts together 100 feet on the northerly side of Boscobel Street and extend back between parallel lines 170.0 feet to an alley. This conveyance is subject to casements and/or setback lines of record in Book 21, page 147 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tamular La'Rosa Hayes, unmarried by Special Warranty Deed from Bank One, N.A., a corporation, of record in Instrument Number 20020801-0092155, Register's Office of Davidson County, Tennessee.

This is improved property known as: **1209 Boscobel Street, Nashville, TN 37206.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Tamular L Haye (L.S.)
Tamular La'Rosa Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Tamular La'Rosa Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31 day of March, 2025.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 31 day of March, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 March 31, 2025

April 30, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of April, 2025.

Notary Public:

My Commission Expires: 7.6.26