Karen Johnson Davidson County
Batch# 1274493 DEEDQC
05/19/2025 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250519-0039211

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0

Affiant

Sworn to and subscribed before me this 16th day of May, 2025

Notary Public

My Commission Expires: 09/21/2027

ELIZABETH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

The transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of May, 2025, among:

KENNETH L. BOST AND KIMBERLY F. BOST, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KENNETH LEE BOST AND KIMBERLY FARLEY BOST, TRUSTEES OF THE BOST REVOCABLE LIVING TRUST DATED APRIL 10, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 164-B on the Plan of Zone Lot Division of Lots Numbers 155 through 164 of Harbor Gate Subdivision, Section 2 of record in Plat Book 6900, Page 17, amending Plat Book 6250, page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth L. Bost and Kimberly F. Bost, husband and wife by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust dated August 12, 2024, and recorded August 16, 2024, at Instrument No. 20240816-0062857, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1019 Carla Court, Nashville, TN 37217.

THIS DEED has been prepared solely upon information furnished by **Kenneth L. Bost and Kimberly F. Bost.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

KENNETH L. BOST

State of Alabama

County of Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kenneth L. Bost**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of May, 2025

Will Bellande, Notary Public
My Commission Expires: 07/24/2028

WILL BELLANDE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07-24-2028

KIMBERLY F. BOST

State of Alabama

County of Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kimberly F. Bost**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16 day of May, 2025.

Will Bellande, Notary Public
My Commission Expires 07/24/2028

WILL BELLANDE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07-24-2028

Owner Name & Property Address:

Kenneth Lee Bost and Kimberly Farley Bost,
Trustees
Bost Revocable Living Trust dated April 10, 2025
1019 Carla Court
Nashville, TN 37217

Responsible Party For Taxes:

Kenneth Lee Bost and Kimberly Farley Bost, Trustees
Bost Revocable Living Trust dated April 10, 2025
3923 S. River Circle
Vestavia Hills, AL 35243

Tax Map and Parcel: 136 14 0 221.00

Certificate of Authenticity

I, Trent Linville, 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 5/14/25.

Date

T Linville

Affiant Signature

5/14/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

