Karen Johnson Davidson County
Batch# 1277251 DEEDQC
05/23/2025 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250523-0040910

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mildred Edwana Boucher Affiant Subscribed and sworn to before me, this 9th day of May, 2025. Notary Public My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mildred Edwana Boucher, Trustee 317 Culpepper Court Brentwood, Tennessee 37027	SAME	171 03 0B 004.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mildred Edwana Boucher**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mildred Edwana Boucher, Trustee of the Mildred Edwana Boucher Living Trust, established by the Revocable Trust Agreement of Mildred Edwana Boucher dated May 9, 2025**, as amended and restated from time to time, and to her 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 and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of May, 2025.

Mildred Edwana Boucher

Mildred Edwana Boucher

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 Mildred Edwana Boucher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of May, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 280, on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 7900, Page 961, Register's Office for Davidson Count, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jack R. DeWitt and Mildred E. Boucher, joint tenants with right of survivorship, by deed from Rachel Alise Flom and husband, Jordan Leigh Flom, wife and husband, of record as Instrument No. 20190425-0037989, Register's Office for Davidson County, Tennessee.

Mildred Edwana Boucher and Mildred E. Boucher are one and the same person.

Jack R. DeWitt died on June 21, 2024.

This conveyance is made subject to all matters as shown of record in Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 317 Culpepper Court, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 9, 2025.

May 23, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

