Karen Johnson
Batch # 1278109
05/27/2025 09 21 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250527-0041404

This Instrument Prepared By
Hon & Kopet
Title Guaranty & Trust Company
617 Walnut Street
Chattanooga, TN 37402

H&K/sbw/25/58500/300

NAME & ADDRESS OF NEW OWNERS	SEND TAX BILLS TO
NORMA JEAN BOSHEARS + JAMES JOSEPH BOSHEARS JR. 5601 COUNTRY DRIVE, UNIT 206 NASHVILLE, TN 37211	SAME
Tax Map/Parcel No 162-09-0B-004 00-CO	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, JAMES J BOSHEARS, widower, hereby declaring that my wife, CHARLOTTE T BOSHEARS, died on or about September 2, 2022, and further declaring our marriage was continuous from the date of acquisition of the herein described property until the date of her death, herein the Grantor, do hereby transfer, convey and forever quitclaim unto JAMES J. BOSHEARS, JR and NORMA JEAN BOSHEARS, herein the Grantees, as tenants in common with the right of survivorship, for and during the period of their joint natural lives, with the remainder over upon the death of either unto the ultimate survivor, his/her heirs and assigns, all my right, title and interest in and to the following described property

LOCATED IN DAVIDSON COUNTY, TENNESSEE
Land in Davidson County, Tennessee, Townhouse No 206 on the 3rd Revised Plan of Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

FOR PRIOR TITLE, See Deed from Jeffrey B Hargis to James J Boshears and wife, Charlotte T Boshears, executed June 18, 2018, and recorded June 19, 2018, in Instrument No 20180619-0058988, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING

Any governmental zoning and subdivision ordinances in effect thereon

Any liens of record that may encumber subject property

This instrument was prepared from information furnished solely by the parties involved No title examination has been made and neither Hon & Kopet nor The Title Guaranty and Trust Company of Chattanooga shall have any liability for the status of title to the property or for the accuracy of such information

TO BE EFFECTIVE as of the 23rd day May, 2025

James J. Boshears
JAMES J. BOSHEARS

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 23rd day of May, 2025, before me personally appeared JAMES J BOSHEARS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as his free act and deed

Witness my hand and Notarial Seal

R FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

R F
NOTARY PUBLIC
My Commission Expires 2/21/27

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer is $ 0

James Joseph Boshears Jr.
AFFIANT

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

R FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

R. F
NOTARY PUBLIC
My Commission Expires 2/21/27