Karen Johnson Davidson County
Batch# 1284261 DEEDQC
06/13/2025 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0046118

File No: TN-2502-005477-RF
Grantor's Loan No. _____

After Recording, Send to:
Barron Boedecker and George B. Boedecker, Jr.
700 Skyview Dr, Nashville, TN 37206

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Barron Boedecker and George B. Boedecker, Jr.
700 Skyview Dr, Nashville, TN 37206

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 083 07 0 169.00

QUITCLAIM DEED

George B. Boedecker, Jr., unmarried, ("Grantor"), of 700 Skyview Dr, Nashville, TN 37206, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Barron Boedecker,** a single man and **George B. Boedecker, Jr.,** an unmarried man, as joint tenants with rights of survivorship, ("Grantee"), whose tax mailing address is 700 Skyview Dr, Nashville, TN 37206, with quitclaim covenants, his/her/their interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 15 on the map entitled Rolling Acres, No. Two, Section One; of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

APN: 083 07 0 169.00

Property Address is: 700 Skyview Dr, Nashville, TN 37206

Being that property conveyed from Lindsley Goodpasture, married to George B. Boedecker, Jr. by Warranty Deed recorded November 2, 2015 as Instrument Number 20151102-0111433 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on May 28, 2025:

George B. Boedecker, Jr.

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **George B. Boedecker, Jr.**, personally known to me, or has produced US Passport, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of May, 2025.

STARR ASHONDA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP: 03/03/2026

Notary Public
Starr Ashonda Mosley
Comm Exp: 3/3/2026

STATE OF Tennessee
COUNTY OF Davidson

I, or we, 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

Subscribed and sworn to before me on this the 2nd day of June, 2025.

Notary Public Starr Ashonda Mosley

My Commission Expires: 3/3/2026

SEAL



Tennessee Certification of Electronic Document

I, Maribel Shumel 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 05/28/25 (date of document).

Affiant Signature

06/11/25
Date

State of California

County of Orange

Sworn to and subscribed before me this 11TH day of June, 2025.

A. Serna
Notary's Signature

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL