PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 28, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2028

New Owner Address:
Carolyn Beatrice Boulton Revocable Living Trust
928 Gilmore Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 0 280.00

QUITCLAIM DEED

Carol Boulton (a/k/a Carolyn Beatrice Boulton) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Carolyn Beatrice Boulton Revocable Living Trust**, dated August 28, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1316436 DEEDQC
08/29/2025 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250829-0069218

WITNESS my hand on this day, **August 28, 2025**.

Carol Boulton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Carol Boulton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 28, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Being Lot No. 43 and the westerly 20 feet of Lot No. 42 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lot No. 43 and part of Lot No. 42 front together 100.1 feet on the northerly side of Gilmore Avenue and runs back 160.2 feet on the westerly line and 160.0 feet on the easterly line, to an alley on which they measure 107 feet.

Being the same property conveyed to Carol Boulton from Tommy Boulton by deed of record in Instrument No. 20060510-0054787, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record in Book 4331, page 114, Register's Office for Davidson County, Tennessee.

This property is commonly known as 928 Gilmore Avenue, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 August 28, 2025.

E Z Wiles

Affiant Signature

8/28/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 28, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2028