QUITCLAIM DEED

Karen Johnson
Batch # 1328636
10/01/2025 09:25 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251001-0078106

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September 2025.

Notary Public

MY COMMISSION EXPIRES: 1-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Gregory Boone	New Owner	72-5-N-70.00
(NAME)	(NAME)	
3045 Edwin Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jessica Erin Dumsky, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jason Gregory Boone, an unmarried man,** hereinafter called the GRANTEE, her heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 70 of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

BEING all of the same property conveyed to Jason Gregory Boone, an unmarried man and Jessica Erin Dumsky, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from

Charles Martin, an unmarried man and Farhan Sharif, an unmarried man, dated October 11, 2024 and filed for record in Instrument No 20241014-0079271, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved X property, known as 3045 Edwin Circle, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 25th day of September 2025.

Jessica Erin Dumsky

Jessica Erin Dumsky

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, Jessica Erin Dumsky, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September 2025.

My Commission Expires: 4/26/26

Notary Public

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY