PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA RD
LEBANON, TN 37090

Karen Johnson Davidson County
Batch# 1331553 DEEDQC
10/07/2025 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0080137

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Janice E. Ridley, an unmarried woman, does this day bargain, sell, release, remise, quitclaim and convey her interest unto Karen M. Bostic, an unmarried woman, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Oak Park Subdivision, Section One of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James W. Bostic and wife, Rhoda M. Bostic by Warranty Deed from James Richard Chaffin and wife, Edna B. Chaffin of record in Book 5226, Page 949, Register's Office for Davidson County, Tennessee, dated November 25, 1977 and recorded on November 28, 1977. The said James W. Bostic died on or about February 07, 2017. The said Rhoda M. Bostic died on or about April 11, 2023, survived by Karen M. Bostic and Janice E. Ridley according to Affidavit of Heirship of record in Instrument No. 20240215-0010509, Register's Office for Davidson County, Tennessee.

This is property known as 147 Oak Valley Dr., Nashville, TN 37207.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 3rd **day of** October **2025**

Janice E. Ridley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Janice E. Ridley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of October, 2025.

Kristi McCoy

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/6/27

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Karen M. Bostic

Affiant

Subscribed and sworn to before me this 3rd day of October 2025.

Kristi McCoy

My Commission Expires: 3/6/27

NOTARY PUBLIC

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Map & Parcel: 060-03-0-114.00

Name and address of new owner:
Send tax bills to:
Karen M Bostic
147 Oak Valley Dr
Nashville, TN 30207

Certificate of Authenticity

I, Kristi McCoy, 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 October 3, 2025

Kristi McCoy 10/3/25

Name: Kristi McCoy
Title: Title Agent

STATE OF Tennessee
COUNTY OF Wilson

Sworn to and subscribed before me on October 3, 2025.

Notary Public: Josh Howell

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 12/01/2025