Name and Address of New Owner:
Henry Boyd and Arnice Foster
3483 Renaissance Circle
Atlanta, GA, 30349

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1342839 DEEDWARR
11/07/2025 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $284.90
20251107-0088967

Map & Parcel No: 070-04-0-015.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Apryl Hall, an unmarried woman,** "the Grantor," convey and quitclaim unto **Henry Boyd Hall, a married man, and Arnice Hall Foster, f/k/a Arnice Hall Adams, a married woman**, "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Haynes Heights, Section II, as of record in Book 2331, Page 58, Register's Office of Davidson County, Tennessee. Said Lot 32 fronts 83 feet on the northerly side of Francis Street and runs back 180 feet on the westerly line and 209.1 feet on the easterly line to a broken line measuring 105.5 feet thereon.

Being the same property conveyed to Melba Toms Lanier and Wynona Toms Hall by Warranty Deed from Lillian Toms and husband, Charles Toms, and Samuella Johnson, an unmarried person, of record in Book 4963, Page 17, Register's Office of Davidson County, Tennessee, dated October 20, 1975 and recorded October 20, 1975. Melba Toms Lanier having since died, survived by Joe R. Lanier and Alicia Delphia Lanier. See Will Book 200, Page 113, Davidson County Probate Court Clerk's Office.

Being the same property conveyed to Apryl Hall, Henry Boyd Hall, and Arnice Hall, by Quitclaim Deed from Wynona Toms Hall, of record in Book 6446, Page 62, Register's Office of Davidson County, Tennessee, dated December 11, 1984 and recorded December 12, 1984.

Being the same property conveyed to Apryl Hall, Henry Boyd Hall and Arnice Hall Adams by Quitclaim Deed from Joe R. Lanier and Alicia Delphia Lanier Lashley of record in Book 10409, Page 581, Register's Office of Davidson County, Tennessee, dated January 15, 1996 and recorded April 8, 1996.

Being improved property known as 612 Pierpoint Drive, Nashville, Tennessee 37207.

202511070088967

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the NOV. 6TH day of November, 2025.

Apryl Hall (SEAL)
Apryl Hall

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 06 day of November, 2025, before me personally appeared Apryl Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at 10am, this 06 day of November, 2025.

Notary Signature
My commission expires: 08/19/2026

SONIA RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2411310
My Comm. Expires Aug 19, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$77,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of November, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202511070088967

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 11-6-25.

Affiant Signature — Date: 11-6-25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of November, 2025

Notary Signature

My Commission Expires: 5-9-26

