Karen Johnson Davidson County
Batch# 1366820 DEEDQC
01/07/2026 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260107-0001350

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LMJ-36261-25

QUITCLAIM DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2026.

NOTARY PUBLIC

My commission expires: 5/14/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gary Adams and Connie Lynn Bouldin 2404 Woodberry Dr. Nashville, TN 37214	Same as Address of New Owner	095-11-0-051.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Connie Lynn Bouldin and Dorothy Ann Boaz Adams,** hereinafter called the Grantor(s), have quitclaimed and by these presents do hereby quitclaim all their right, title and interest unto **William Gary Adams and Connie Lynn Bouldin as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 37 on the Plan of Merry Oaks, Section 2, of record in Book 2133, page 8, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 37 fronts 131 feet on the northerly side of McFarland Road, formerly Woodberry Drive, and extends back 119.8 feet on the westerly line and 131.9 feet on the easterly line to a dead line, measuring 131 feet thereon.

Being the same property conveyed to Connie Lynn Bouldin from Dorothy Ann Boaz Adams, being the sole surviving heir of Pearl Groce Boaz, retaining a life estate, by Quitclaim Deed dated September 25, 2003, and recorded September 29,

2003, in Instrument Number 20030929-0143316, said Register's Office. Reference is made to an Affidavit of Heirship of record in Instrument Number 20031231-0184548, said Register's Office.

Being the same property conveyed to Horace W. Boaz and wife, Pearl Groce Boaz from Billy M. Henson and wife, Ellen S. Henson by Warranty Deed dated April 27, 1961, and recorded May 3, 1961, in Book 3222, Page 69, said Register's Office.

The said Horace W. Boaz, also known as Horace William Boaz, died February 2, 1967.

The said Pearl Groce Boaz, also known as Pearl Eva Groce Boaz, died October 12, 1999.

This is improved property known as 2404 Woodberry Dr. Nashville, TN 37214

WITNESS MY HAND, this 6th day of JANUARY, 2026.

Grantor

Connie Lynn Bouldin

Dorothy Ann Boaz Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Connie Lynn Bouldin and Dorothy Ann Boaz Adams** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of JANUARY, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 January 6, 2026 (date of document).

Jennifer Pennell

1/7/2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this January 7, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal