THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Frances Gillen Boone *Affiant* *Sworn to and subscribed before me this 09th day of February, 2026* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1380512 DEEDQC
02/13/2026 08:16:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260213-0011447

Name and Address of New Owner:
The FGB Trust
Frances Gillen Boone, Trustee
8500 Novak Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
210 Churchill Xing Madison, TN 37115	034 03 0B 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRANCES BOONE, AN UNMARRIED WOMAN,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **THE FGB TRUST, FRANCES GILLEN BOONE, TRUSTEE,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 210, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums, according to the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and re-recorded in Book 7845, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frances Boone, an unmarried woman, from Ralph McAdams, III, Devisee under the will of Rebecca W. Schubert, by Deed dated June 21, 2022, Instrument Number 20220622-0070930, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 09th day of February, 2026.

Frances Boone

FRANCES BOONE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **FRANCES BOONE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC