Karen Johnson
Batch # 1386924
03/02/2026 09:14:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0015945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 23 day of February, 2026.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Wilder Boule and Erin Picou, Co-Trustees 103 Bobby Dr. Franklin, TN37069	Same as current	128 14 0 181.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wilder Boule and Erin Picou, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Wilder Boule and Erin Picou , Co-Trustees of the Boulé - Picou Community Property Trust, dated FEBRUARY 23, 2026, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Stacy Square, Section 2 of record in Book 4175, page 30, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilder Boule and Erin Picou by deed from Jeffrey J. Chapman and wife, Amy N. Chapman of record in Document # 20160219-0016067, Register's Office for Davidson County, Tennessee.

This is improved property known as 8033 Stallion Court, Nashville, TN 37221 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR hand this 23 day of February, 2026.

Wilder Boule

Erin Picou

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wilder Boule and Erin Picou , with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of February, 2026.

Notary Public

NICHOLAS PERENICH, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3/6/25

This deed was prepared from information provided by the parties. No title search or survey was completed