Name and Address of New Owner:
Joshua Boggs and Ciara Boggs
223 Center Street,
Old Hickory, TN 37138

Send Tax Bills To:
Joshua Boggs and Ciara Boggs
223 Center Street,
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch # 1396097
03/23/2026 09:14:08 AM DEEDQC
Fees: $17.00 Taxes: $0.00 3 pgs
20260323-0022683

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Map & Parcel No: 064 09 0 303.00

# 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, **Joshua Boggs and Ciara Ridings, husband and wife,** "the Grantor ," convey and quitclaim any interest they have unto **Joshua Boggs and Ciara Boggs, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Block M of Hadley Bend City of record in Plat Book 421, Page 120, 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 Joshua Boggs, married man, by Warranty Deed from Carlie E. Beacham and Brian Beacham, wife and husband, of record in Instrument No. 20240617-0045085, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024 and recorded on June 17, 2024.

Being the same property conveyed to Joshua Boggs and Ciara Ridings, husband and wife, by QuitClaim Deed from Joshua Boggs, married, of record in Instrument No. 20240717-0053754, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024 and recorded on July 17, 2024. Ciara Ridings having since formally changed her name to Ciara Boggs. This Deed is being prepared to vest property into her new legal name.

This is an improved property known as: **223 Center Street, Old Hickory, TN 37138**

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 13Th day of March, 2026.

_____(SEAL)
**Joshua Boggs**

_____(SEAL)
**Ciara Boggs**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, **Joshua Boggs and Ciara Boggs, husband and wife**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13Th day of March, 2026.

_____
Notary Public
My commission expires: 03/06/29

LAWRENCE TAYLOR JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13Th day of March, 2026.

Lawrence Taylor JR
Notary Public

My commission expires: 03/06/29

LAWRENCE TAYLOR JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029