THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1409757 DEEDQC
04/22/2026 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033229

NEW OWNER:
Linda Boyd
Tiphany Price
1603 Elizabeth Rd.
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
069-16-0-065.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Linda Boyd, unmarried** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Linda Boyd, unmarried and Tiphany Price, unmarried as Tenants in Common with Rights of Survivorship**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 10 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described according to survey made by Watkins and Murray Surveyors dated March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street at the corner of Lot Nos. 9 and 10, said beginning point being the southwest corner of the property conveyed to Raymond Johnson and wife, Ruby Johnson by deed from J. J. Holzapfel and wife, of record in Book 1809, Page 557, Register's Office for Davidson County, Tennessee; thence with his west line and the line between Lot Nos., 9 and 10, northerly 156.15 feet to the southerly line of the R. Walter Cundall's property; thence with the said line westwardly 100 feet to the corner Lot Nos., 10 and 11; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said Street eastwardly 100 feet to the beginning.

Being the same property conveyed to Linda Boyd, unmarried by Warranty Deed from Dwayne Bell and wife, Beverly Bell, dated 11/22/2016, of record in Instrument No. 20161129-0125246, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1603 Elizabeth Rd., Nashville, TN 37218.

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

WITNESS our hands this the 16 day of April, 2026.

Linda Boyd

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Linda Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 16 day of April, 2026.

Notary Public

My commission expires:

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 16 day of April, 2026.

Notary Public

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5.28.28

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 16, 2026.

Lissa Groom
Affiant
Date: April 16,2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of April, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON