Karen Johnson Davidson County
Batch# 1411471 DEEDQC
04/24/2026 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0035540

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Eugene Bolden, Jr. Family Trust 724 Canoe Ridge Pt. Antioch, Tennessee 37013
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	173-04-0A-212.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4301 Trousdale Drive, Suite 211 Nashville, Tennessee 37220

QUITCLAIM DEED

THIS DEED, Made this 23 th day of April, 2026 by and between and Eugene Bolden, Jr., "Grantor", does hereby bargain, sell, release, remise, quitclaim and convey unto The Eugene Bolden, Jr. Family Trust, dated April 23, 2026, Eugene Bolden, Jr., Trustee, "Grantee," all my rights, title and interest in and to the following described real estate, to-wit:

BEING Lot No. 212, Phase Two, OAK HIGHLANDS, a Planned Unit Development, according to plat and survey of record in Instrument Number 19991213-0302267, of the Register's Office of Davidson County, toto which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Bayardo E. Rios and wife, Carolina Rios, by deed from National Transfer Services, LLC, dated October 7, 2005, appearing of record in Instrument Number 20051014-0123877, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Eugene Bolden, Jr., unmarried, by Warranty Deed from Bayardo E. Rios and wife, Carolina Rios, dated April 20, 2006, of record in Instrument Number 20060420-0045325, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

This property is improved property commonly known as: 724 Canoe Ridge Pt., Antioch, TN 37013

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of April, 2026.

Eugene Bolden, Jr.

Eugene Bolden, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

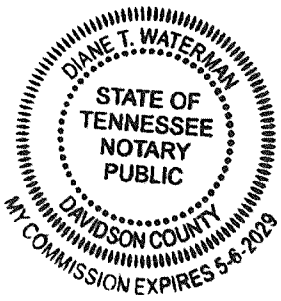
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Eugene Bolden, Jr.** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of April, 2026.

Diane T. Waterman

Notary Public

My Commission Expires: 5/6/2029



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Eugene Bolden, Jr.

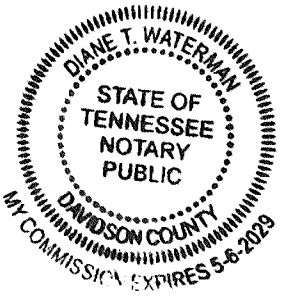
Affiant

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

Diane T. Waterman

Notary Public

My Commission Expires: 5/6/2029



Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 APRIL 23, 2026.

Date

Affiant Signature

APRIL 24, 2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24 day of APRIL, 2026.

Notary's Signature

My Commission Expires: 5/6/2029.
Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

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