Karen Johnson
Batch # 1413703
04/30/2026 10:27:47 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260430-0038287

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JASON NORTHROP BOASE, AFFIANT Subscribed and sworn to before me, this 23rd day of April 2026. NOTARY PUBLIC My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JASON NORTHROP BOASE, TRUSTEE 1409B Chester Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 72-14-2U-002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Jason Northrop Boase, as Trustee of the Van Grinsven and Boase Joint Revocable Trust, created February 1, 2024**, ("Grantor") do hereby quitclaim, transfer and convey unto **Jason Northrop Boase, Trustee of the Van Grinsven and Boase Family Trust, created January 16, 2026**, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1409B Chester Avenue, Nashville, Tennessee, 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the common areas, as established by Declaration of Covenants, Conditions, and restrictions for 1409 Chester Avenue Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170801-0077969 and being shown on Plat attached thereto as Exhibit "B", 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 Jason Northrop Boase and Katherine Van Grinsven, Co-Trustees of the Van Grinsven and Boase Joint Revocable Trust, created February 1, 2024, from Katherine Jo Van Grinsven and Jason Boase, wife and husband, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20240617-0044923.

The said Katherine Van Grinsven having since died, leaving Jason Northrop Boase as the sole Trustee of the Van Grinsven and Boase Joint Revocable Trust.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23rd day of April 2026.

Jason Northrop Boase, Trustee of the Van Grinsven and Boase Joint Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jason Northrop Boase, Trustee of the Van Grinsven and Boase Joint Revocable Trust**, 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 at office, this 23rd day of April 2026.

Shelley Mason

Notary Public

My Commission Expires: 9-3-2029

