THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 061120
PARCEL: 217.00

NEW OWNER'S ADDRESS
Lawrence A. Borders III &
Kathryn G. Borders
1028 Fairways Dr.
Greenbrier, TN 37072

Karen Johnson Davidson County
Batch # 1426845 DEEDQC
06/01/2026 10:32:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260601-0048991

SEND TAX BILLS TO:
Lawrence A. Borders III &
Kathryn G. Borders
1028 Fairways Dr.
Greenbrier, TN 37073

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Terri B. Borders, Grantor, by these presents do hereby quitclaim and convey unto Lawrence A. Borders and Kathryn G. Borders, husband and wife, Grantees, their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Williams Williams Land on Gallatin Turn Pike of record in Plat Book 547, Page 29, 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 Terri B. Borders and Lawrence A. Borders III and Kathryn G. Borders by Warranty Deed dated 9/23/2015 from Randy H. Goins and Heather Goins, husband and wife of record in Instrument No. 20151001-0100136, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1306 Riverwood Drive, Nashville, TN 37216-2322.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 27th day of May, 2026.

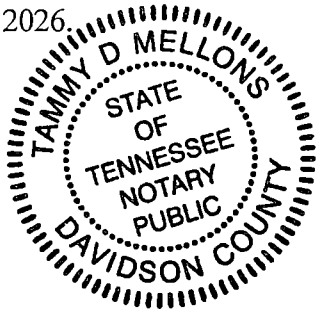
Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Public
My Commission Expires: 11/8/2027



The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Karen Heavener
Affiant

Sworn and subscribed before me, this the 27th day of May, 2026.

Notary Public
My Commission Expires: 11/8/2027

