Karen Johnson Davidson County
Batch# 1428375 DEEDQC
06/05/2026 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260605-0051100

Prepared By and Return To:

Concord Title
3000 Meridian Blvd
Suite 140
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 5th day of June, 2026.

Notary
Commission Expires:

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

QUIT CLAIM DEED

OWNER
Tracey Boshears
308 Masterpiece Court
Nashville, TN 37381

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL
172-08-0B-020.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Tracey P Boshears, unmarried** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Tracey P Boshears, unmarried joint tenants with rights of survivorship and Pam K Hall, Married, joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Final Plat of Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 701 through 703, inclusive, and Corrected in Book 8169, Page 240, 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 David Nicholls, unmarried joint tenants with rights of survivorship and Tracey Boshears unmarried joint tenants with rights of survivorship by Quit Claim deed from David Nicholls unmarried of record in Instrument No. 20210812-0109084 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 12, 2021.

The said David Nicholls having died on March 21, 2026, leaving Tracey P Boshears as sole owner.

Being also known as 308 Masterpiece Court Nashville, Tennessee 37067.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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

Witness my hand this 5th day of June, 2026.

Tracey P Boshears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Tracey P Boshears** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

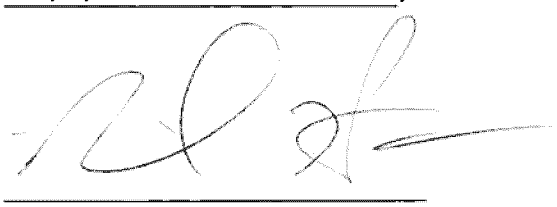
Witness my hand and official seal this 5th day of June, 2026.

Notary Public
My Commission Expires: 5-16-29

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 6/5/26.



Affiant Signature

6/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

