Karen Johnson
Batch # 1438049
06/25/2026 08:46:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260625-0057278

ADDRESS NEW OWNER:
Michael Boise & Margaret Boise Revocable Living Trust
c/o Michael Boise & Margaret Boise, Trustees
213 Scotts Creek Trail
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same as above

Map-Parcel Numbers
075-125-0A-022.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Michael C. Boise & Margaret S. Boise, husband and wife, ("Grantors"), our heirs and assigns, and by these presents do hereby quitclaim and convey unto **MICHAEL BOISE and MARGARET BOISE**, as Trustees of the **MICHAEL BOISE AND MARGARET BOISE REVOCABLE LIVING TRUST**, its heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 22 on the Plan of Revised Cedar Creek, Phase 1, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela Miller, an unmarried woman, by Warranty Deed from Rehab, LLC, dated 12/8/2017, recorded 12/13/2017, of record in Instrument NO. 20171213-0127049, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Rehab, LLC, by Warranty Deed from Claudia Boyett, unmarried, dated 10/20/17, of record in Instrument #20170130-011854, in the Register's Office for Davidson County, Tennessee. Bing the same property conveyed to Claudia Boyett, by Quitclaim Deed from Wayne Dillard and Carolyn Hodge, dated 04/22/2017, recorded 05/08/2017, of record in Instrument #20170508-0045305, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Claudia Boyett for life with the remainder to Wayne Dillard and Carolyn Hodge, by Quitclaim Deed from Claudia Boyett and Ronald K. Nevin, trustee, dated 12/08/2016, of record in Instrument #20161208-0129035, being previously conveyed to Claudia Boyett, an unmarried woman by Deed dated 01/31/2002, of record in Instrument #20020204-0015256, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael C. Boise and wife, Margaret S. Boise, by Deed from Angela Miller, an unmarried woman, dated January 9, 2018, and recorded January 18, 2018, in Instrument #20180118-0005389, Register's Office for Davidson County, Tennessee.

Michael C. Boise and Michael Boise being one and the same person. Margaret S. Boise and Margaret Boise being on and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements or record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 213 Scott's Creek Trail, Hermitage, Tennessee 37076.

Witness my hand this 19th day of June 2026.

MICHAEL BOISE

MARGARET BOISE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Boise and Margaret Boise, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal at office this 19th day of June 2026.

NANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My commission expires: 05.28.28

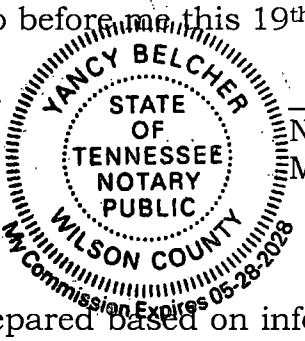
STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

MICHAEL BOISE, Trustee
Affiant

MARGARET BOISE, Trustee
Affiant

Subscribed and sworn to before me this 19th day of June 2026.



Notary Public
My commission expires: 05.28.28

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

YANCY BELCHER #21158
Attorney-at-Law
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889