Karen Johnson Davidson County
Batch# 1443642 DEEDQC
07/09/2026 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260709-0062062

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Boiler Investment Group, LLC 902A Douglas Avenue Nashville, TN 37206	New Owner	082-07-0-518.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AUGUST CARRINGTON**, a married man, by these presents do hereby quitclaim and convey unto **BOILER INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Nashville Housing Authority Subdivision Number One of record in Plat Book 3700, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to August Carington, a married man by Warranty Deed from Constance Rena Bracey a/k/a Constance R. Bracey, an undivided 1/2 interest and Eleanor D. Barbour, an undivided 1/2 interest-as heirs of Annie Peral Bracey and Pursuant to order of the Davidson County Chancery Court in case Number 15-0733-I of record in Instrument No. 20200206-0014204 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 06, 2020.

Being improved property having an address of 844 Joseph Avenue, Nashville, TN 37207.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of July 2026.

August Carrington

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CARINGTON N2B

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named August ~~Carrington~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of JULY 2026.

Notary Public

My Commission Expires: 11/14/2027

Nicolete L. Booth
Comm.: HH 445694
Expires: Nov. 14, 2027
Notary Public - State of Florida

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 6TH day of July 2026.

Affiant

My commission expires:

Notary Public

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 6. 2026

Affiant Signature

9th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Julv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

