Karen Johnson Davidson County
Batch# 1450603 DEEDQC
07/22/2026 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066520

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicholas Buda and Ashley Bosshart 3712 Cedarwood Drive Nashville, TN 37216	New Owner 930 Watercourse Court Nashville, TN 37214	062 02 0C 010 00 CO, 062 00 0 012.00

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, **Nicholas Buda** by these presents do hereby quitclaim and convey unto **Nicholas Buda, unmarried, and Ashley Bosshart, unmarried, as joint tenants with rights of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 10, of Pennington Mills, as shown of record in Instrument No. 20250327-0022838, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Buda by Special Warranty Deed from M/I Homes of Nashville, LLC, a Delaware limited liability company, recorded January 22, 2026, in Instrument No. 20260122-0005431 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to all applicable zoning ordinances, the taxes for the current year and subsequent years; any and all easements and/or restrictions of record, including but not limited to those for utility, sewer, drainage, communications and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, and all matters shown on the plat of record recorded at Instrument No. 20250327-0022838 all in the said Register's Office or otherwise of public record as of the date of this Deed.

This is improved land known as 930 Watercourse Court, Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17 day of July, 2026.

Affiant

My commission expires: 1/22/30
(Affix Seal)

Notary Public

NATHAN BRUCCOLIERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17, day of July, 2026

Nicholas Buda

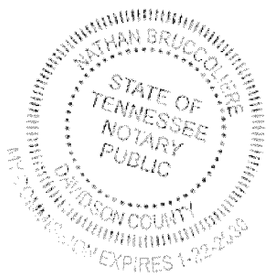
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Buda, with whom I/We 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 the~~ 17 day of July, 2026.

Notary Public

My Commission Expires:



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 July 17. 2026

Affiant Signature

22nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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