Karen Johnson Davidson County
Batch# 1461882 DEEDQC
08/19/2026 10:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260819-0077085

AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4143536

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 00 59 15 A 129.00 R 000

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10th day of August, 20 26, by and between **Patricia B. Boseman, an unmarried woman, individually and as surviving spouse of Robert D. Boseman, Jr., deceased,** residing at 917 Bordeaux Place, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Patricia B. Boseman, an unmarried woman,** residing at 917 Bordeaux Place, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 917 Bordeaux Place, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patricia B. Boseman

Patricia B. Boseman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Patricia B. Boseman**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County Nashville, TN, this 10th day of August, 20 26.

Notary Public

My Commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Patricia B. Boseman

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 10th day of August, 2026.

Notary Public
My Commission Expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Name and address for person(s) responsible for taxes:

Patricia B. Boseman
917 Bordeaux Place
Nashville, TN 37207

Name and address of property owner:

Patricia B. Boseman
917 Bordeaux Place
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of CHATEAU VALLEY, PHASE 4, as shown by plat of record in Instrument No. 200702070016366, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed from Goodall Inc. Builders, a Tennessee corporation to Robert D. Boseman, Jr. and Patricia B. Boseman, husband and wife as set forth in Deed Instrument #20160323-0027642 dated 03/18/2016, recorded 03/23/2016, DAVIDSON County, TENNESSEE.

Tax ID Number: 00 59 15 A 129.00 R 000

Property commonly known as: 917 Bordeaux Place, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, David Carter, 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 August 10, 2026.

Affiant Signature

08-12-2026

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of August 2026.

Notary's Signature

MY COMMISSION EXPIRES: August 21 2027

NOTARY'S SEAL

Commonwealth of Pennsylvania – Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

4143536