Karen Johnson Davidson County
Batch# 1462229 DEEDQC
08/20/2026 09:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260820-0077474

QUITCLAIM DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: **LTB-41294-26**

Notary Public Seal: Kara Baldwin — STATE OF TENNESSEE NOTARY PUBLIC — County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Boritzki 1313 Melton Mill Ct Nashville, TN 37221	SAME AS NEW OWNER	142-03-0A-385-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Kaye Frensley, Diane Wood, heirs of Mary Boritzki, and Kalynn Boritzki, and Kenneth L. Boritzki, heirs of Kenneth Boritzki,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **James Boritzki** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 385 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, Registers Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in bylaws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of the Registers Office for Davidson County, Tennessee to which reference is hereby made for easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, by-laws and the regulations adopted pursuant to the bylaws are incorporated in this deed by reference and made a part thereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligations to pay monthly assessments for the maintenance and operations of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws.

Being the same property conveyed to Mary D. Boritzki, an unmarried woman, and Debra Boritzki, a married woman, from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware limited liability company, dba First American Asset Closing Services, by Special Warranty Deed dated May 4, 2009, and recorded June 24, 2009, in Instrument #20090624-0058538, said Register's Office. The said Mary D. Boritzki has since deceased as of December 23, 2025, intestate, leaving her heirs-at-law to be Kaye Frensley, Diane Wood, James Boritzki, and Kenneth G. Boritzki as evidenced by Affidavits of Heirship of record in Instrument No. 202608200077471, and 202608200077472 said Register's Office. The said Kenneth G. Boritzki predeceased Mary D. Boritzki as of October 2, 2006, intestate, leaving his heirs-at-law to be Kalynn Boritzki and Kenneth L. Boritzki, as evidenced by Affidavit of Heirship

of record in Instrument No. 202608200077473 and NA, said Register's Office.

This is improved property also known as 385 Deer Lake Drive, Nashville, TN 37221.

WITNESS MY HAND, this 28th day of July, 2026.

Grantor

Kaye Frensley

Kaye Frensley

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, a Notary Public, **Kaye Frensley** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28 day of July, 2026.

MARLYN MARQUEZ
Notary Public - State of Florida
Commission # HH 779215
My Comm. Expires Apr 9, 2030
Bonded through National Notary Assn.

Notary Public

Marlyn Marquez

Printed Notary Name

My commission expires: 04-09-2030

WITNESS MY HAND, this 31 day of July, 2026.

Grantor

Diane Wood

Diane Wood

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Diane Wood** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31 day of July, 2026.

Notary Public

Darneshia Hampton

Printed Notary Name

My commission expires: 05/19/2030

DARNESHIA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

WITNESS MY HAND, this 29th day of JULY, 2026.

Grantor

Kalynn Boritzki

STATE OF MI
COUNTY OF Livingston

Personally appeared before me, a Notary Public, **Kalynn Boritzki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

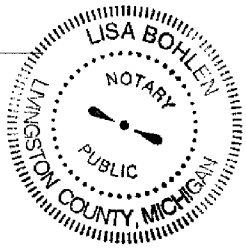
WITNESS my hand and seal, this 29th day of JULY, 2026.

Notary Public

Printed Notary Name

My commission expires: _____

LISA BOHLEN
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES May 21, 2029
ACTING IN COUNTY OF LIVINGSTON



WITNESS MY HAND, this 29th day of JULY, 2026.

Grantor

Kenneth L. Boritzki

Kenneth L. Boritzki

STATE OF MI
COUNTY OF Livingston

Personally appeared before me, a Notary Public, **Kenneth L. Boritzki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29th day of JULY, 2026.

Notary Public

Printed Notary Name

My commission expires: _____

LISA BOHLEN
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES May 21, 2029
ACTING IN COUNTY OF LIVINGSTON

LISA BOHLEN NOTARY PUBLIC LIVINGSTON COUNTY, MICHIGAN

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 28, 26 (date of document).

Jennifer Pennell

Aug 17, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal