Karen Johnson Davidson County
Batch# 1470729 DEEDQC
09/10/2026 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0083868

QUITCLAIM DEED

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER 2026.

Notary Public

MY COMMISSION EXPIRES: 3.24.2027

THIS INSTRUMENT PREPARED BY: / Return To:
Shannon L. Crutcher, Esq.
Bowie Land Title, LLC
2671 Fairview Boulevard, Suite 104
Fairview, Tennessee 37062

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shane Boatman and Jennifer Boatman 528 Achievement Dr. Nashville, TN 37209	Michael Shane Boatman and Jennifer Boatman 528 Achievement Dr. Nashville, TN 37209	090-16-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Letta A. Goforth, unmarried,** hereinafter called Grantor, does hereby convey, transfer, remise, release, relinquish, and forever quitclaim unto **Michael Shane Boatman and Jennifer Boatman, husband and wife, as to an undivided 50% interest, and Howard E. Cage Jr., a married man, as to an undivided 50% interest**, hereinafter called Grantee (Michael Shane Boatman and Jennifer Boatman, as tenants by the entirety, shall have an express right of survivorship in and to the undivided 50% interest of Howard E. Cage Jr. No reciprocal right of survivorship is created in favor of Howard E. Cage Jr. in or to the undivided 50% interest of Michael Shane Boatman and Jennifer Boatman), their heirs and assigns, all right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 501, as shown on the map entitled CHARLOTTE PARK, SECTION SEVEN, of record as Book 2663, Page(s) 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeramie A. Peterson and wife, Leslie M. Peterson, Husband and Wife, by Quitclaim Deed from Peterson Real Estate Investments LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240801-0058551, in the Register's Office of Davidson County, Tennessee, dated July 26, 2024 and recorded on August 01, 2024.

Being the same property previously conveyed to Peterson Real Estate Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from Letta A. Goforth, Unmarried, of record in Instrument No. 20221219-0130933, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

Being the same property conveyed to Edwin H. Goforth and Letta A. Goforth by deed from Martin Construction Company of record in Book 2960, Page 195, dated September 9, 1959, said Register's Office. Edwin H. Goforth having since died.

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises

This property is improved property known as 528 Achievement Drive, Nashville, TN 37209.

The above property description is the same as in the previous deed of record.

WITNESS my hand this 8th day of September 2026.

Letta A. Goforth

Letta A. Goforth

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public for said County and State, Letta A. Goforth, who proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained and as and for their free act and deed.

WITNESSETH MY HAND AND SEAL at Fairview, Tennessee, this the 8th day of September 2026.

Notary Public

My Commission Expires: 3-24-2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, SHANNON CRUTCHER, 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

9-8-26.
Date

Shannon L Crutcher
Affiant Signature

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 8th day of SEPTEMBER, 2026.

ACrutcher
Notary's Signature

My Commission Expires: 04/03/2029
Date

Notary's Seal (if on paper)

