Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Craig Stephen Boaz and Stephanie Hanson Boaz, Co-Trustees 5252 New John Hagar Road Hermitage, TN 37076	**098 06 0A 105.00CO**	**SAME**

Karen Johnson Davidson County
Batch # 1473935 DEEDQC
09/16/2026 08:21:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0085839

This instrument prepared by: Carter Shelton Jor
2021 Richard Jones Road, Suite 240, Nashville, T

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Craig Stephen Boaz and Stephanie Hanson Boaz, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Craig Stephen Boaz and Stephanie Hanson Boaz, Co-Trustees of the Boaz Family Revocable Trust dated September 10, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **5252 New John Hagar Road, Hermitage, TN 37076.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

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

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 10th day of September ~~10~~, 2026.

CRAIG STEPHEN BOAZ

STEPHANIE HANSON BOAZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig Stephen Boaz and Stephanie Hanson Boaz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of September, 2026.

Notary Public

My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, being Lot No. 97, on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Subject to all matters shown on the plat of record in Plat Instrument 200604250046949, corrected by Surveyor's Certificate of Correction in Instrument 200606080067982; Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043 and Amendment Declaration of record in Instrument 201901220006133; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Instrument 200308270124253; StormWater Detention Agreement recorded 02/22/2005 of record in Instrument 200502220019150; Declaration of Taking of record in Book 1291, Page 99; Final Decree of record in Book 1318, Page 28; Charter of BridgeWater Master Association of record in Instrument 200602230021110 and Quitclaim Deed conveys to BridgeWater Homeowners Association of record in Instrument 200911100103837 and Scrivener's Affidavit of record in Instrument 200911170105711, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BEING the same property conveyed to Craig Stephen Boaz and Stephanie Hanson Boaz, husband and wife (as tenants by the entirety) from Lea Ridgway, married and Paula Stamps Ridgway, married, by warranty deed filed for record on February 2, 2021, Instrument Number 20210202-0014740, as of record in the Register's Office for Davidson County, Tennessee.