Davidson County DEEDQC
Recvd: 12/04/07 09:03 2 pgs
Fees:12.00 Taxes:0.00
20071204-0140134

# QUITCLAIM DEED

Address of Grantee:

Mr. and Mrs. Bogatinoff, Trustees
304 Timberway Circle
Nashville, Tennessee 37214

Send Tax Bills to:

Mr. and Mrs. Bogatinoff, Trustees
304 Timberway Circle
Nashville, Tennessee 37214

Map and Parcel Number: 095-03-O-A

**Date:** November 29, 2007

**Grantors:** PETER F. BOGATINOFF and STEPHANIE J. BOGATINOFF

**Grantors' Mailing Address:** 304 Timberway Circle, Nashville, TN 37214

**Grantees:** PETER F. BOGATINOFF and STEPHANIE J. BOGATINOFF, as co-Trustees of THE STEPHANIE J. BOGATINOFF LIVING TRUST, U/A dated November 28, 2007

**Grantees' Mailing Address:** 304 Timberway Circle, Nashville, TN 37214

**Consideration:** None.

**Property (including any improvements):**

Land in Davidson County, Tennessee, being Unit 3, as described in the Master Deed of Magnolia Square Condominiums, of record in Book 6685, Page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit B to the Master Deed of Trust in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PETER F. BOGATINOFF and wife, STEPHANIE J. BOGATINOFF by deed from 1994-N2 Tennessee Associates, L.P., a Delaware limited partnership, of record in Book 11076, Page 123, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2258 Lebanon Road, Unit 3, Nashville, Tennessee 37214.

This instrument was prepared by:
Jeremy Pharr
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027

For Consideration, receipt of which is hereby acknowledged, Grantor hereby quitclaims to Grantee all the Grantor's interest in the Property located in Davidson County, Tennessee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

When the context requires, singular nouns and pronouns include the plural.

Peter F. Bogatinoff, Grantor

Stephanie J. Bogatinoff, Grantor

THE STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

On this 29th day of November, 2007, before me personally appeared PETER F. BOGATINOFF and STEPHANIE J. BOGATINOFF, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

MY COMMISSION EXPIRES
OCTOBER 24, 2010

Notary Public, State of Tennessee

My Commission Expires: _____

MELINDA MAGYAR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

**OATH OF CONSIDERATION**

The actual consideration or value, whichever is greater, for this transfer is "$0.00."

Peter F. Bogatinoff, Co-Trustee, Grantee

Stephanie J. Bogatinoff, Co-Trustee, Grantee

Subscribed and sworn to before me, this 29th day of November, 2007.

MY COMMISSION EXPIRES
OCTOBER 24, 2010

Notary Public, State of Tennessee

My Commission Expires: _____

MELINDA MAGYAR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by:
Jeremy Hart
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027