Davidson County DEEDQC
Recvd: 06/01/15 08:11 5 pgs
Fees:27.00 Taxes:0.00
20150601-0049957

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

DELMAS L. BOGUS, SR.
1708 SAINT LOUIS STREET
NASHVILLE, TN 37208
#205461

**OWNER (SEND TAX BILLS TO):**

DELMAS L. BOGUS, SR.
1708 SAINT LOUIS STREET
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DELMAS L. BOGUS, SR., who took title as DELMAS L. BOGUS, an unmarried man (herein, "Grantor"), whose address is 1708 Saint Louis Street, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to DELMAS L. BOGUS, SR., an unmarried man (herein, "Grantee"), whose address is 1708 Saint Louis Street, Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1708 Saint Louis Street, Nashville, TN 37208

WITNESS my hand and seal this 22 day of May, 2015.

PIN NO: 08107017500

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

Delmas L. Bogus, Sr., who took title as Delmas L. Bogus

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Delmas L. Bogus, Sr., who took title as Delmas L. Bogus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2015.

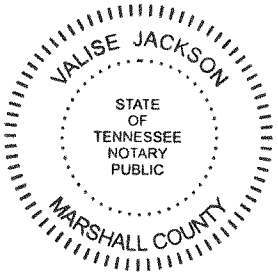
[Affix Notary Seal]

Valise Jackson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/28/17

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***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

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**OATH OF CONSIDERATION**

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is _____.

**GRANTEE**

Grantee signature _____
Delmas L. Bogus, Sr.

Subscribed and sworn to under oath before me, this 22 day of May, 2015.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/28/17



**EXHIBIT A**

[Legal Description]

Certain Real Estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 39 on the Map of Geo. Shield's 2nd addition to North Nashville, as of record in Book No. 57. page 146, Register's Office for said County.

Said lot No. 39 fronts 50 feet on the northerly side of St. Louis Avenue, and runs back, between parallel lines, 150 feet to an alley.

Being the same-property conveyed to Mrs. Lucille Borgus by deed of record in Book 3071, page 323, said Register's Office, and survived by Willie Mack Borgus, her only heir, the grantor herein, and her son.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 4605 at Page 738 on May 31, 2012.

**PIN NO:** 08107017500

**STREET ADDRESS:**

1708 Saint Louis Street, Nashville, TN 37208

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# True Copy Certification

I, Christopher Greer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of RHODE ISLAND

County of PROVIDENCE

Personally appeared before me, **DAWN CARDULLO**, a notary public for this county and state, **CHRISTOPHER GREER** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/13/18

Notary' Seal (if on paper)

DAWN M. CARDULLO
Notary Public, State of Rhode Island
My Commission Expires February 13, 2018

DAWN M. CARDULLO NOTARY PUBLIC PROVIDENCE ISLAND

205461