This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Matthew D. Boguskie	(NAME) SAME AS NEW OWNER	Map 026-05-0 Parcels 060.00 and 061.00
(STREET ADDRESS) 301 Roscoe Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Matthew D. Boguskie, married,** Grantor, does hereby quitclaim and convey unto **Matthew D.Boguskie, married**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson county, Tennessee, being Lot Nos. 1 and 2, in Block "C" on the Plan of Roscoe Place, as of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew D. Boguskie by deed from Melissa Elam Hood and husband, David Hood of record in Instrument No. 201004200029818, Register's Office for Davidson County, Tennessee.

"The purpose of conveyance is to consolidate map & parcel numbers (#02605006000 & #02605006100)."

Rebecca Boguskie, spouse of the above named Matthew D. Boguskie, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights.

The property address is: 301 Roscoe Street, Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 20th day of July, 2015.

Affiant

My commission expires: 4-24-2019
(Affix Seal)

Notary Public

SUMNER COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
DONNA GANSKY

Witness my hand this 20th day of July, 2015.

Matthew D. Boguskie

Rebecca Boguskie

BILL GARRETT, Davidson County
Trans:T20150059419 DEEDQC
Recvd: 07/21/15 11:50 2 pgs
Fees:12.00 Taxes:0.00
20150721-0071359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2015, before me personally appeared Matthew D. Boguskie and Rebecca Boguskie,, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 20th day of July, 2015.

Donna Ganski
Notary Public

4-24-2019
My Commission Expires:

